



7 June 2024

PLANNING COMMITTEE - 19 JUNE 2024

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 19 June 2024 in the Council Chamber at the Town Hall, Rugby.

Members of the public may view the meeting via the livestream from the Council's website.

Mannie Ketley
Chief Executive

Note: Councillors are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Councillor must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Councillor does not need to declare this interest unless the Councillor chooses to speak on a matter relating to their membership. If the Councillor does not wish to speak on the matter, the Councillor may still vote on the matter without making a declaration.

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes.
To confirm the minutes of the meetings held on 10 April 2024 and 5 June 2024.
2. Apologies.
To receive apologies for absence from the meeting.
3. Declarations of Interest
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration.
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Delegated Decisions – 14 March 2024 to 29 May 2024.

Membership of the Committee:

Councillors Gillias (Chair), S Edwards, Freeman, Harrington, Howling, Karadiar, Lawrence, Maoudis, Russell, Sandison, Srivastava, Thomas.

If you have any general queries with regard to this agenda please contact Lucy Kirbyshire, Democratic Services Officer by emailing lucy.kirbyshire@rugby.gov.uk. Any specific queries concerning reports should be directed to the listed contact officer.

The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).

Planning Committee – 19 June 2024

Report of the Chief Officer for Growth and Investment

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Item	Application Ref Number	Location site and description	Page number
1	R23/1096	Avondale, Station Road, Clifton Upon Dunsmore, Ruby CV23 0BU Retrospective application for the construction and change of use of an equine stable block from personal use to commercial use; construction of Storage Sheds and an All Weather Outdoor Manège with floodlighting.	3
2	R24/0014	57 Bridget Street, New Bilton, Rugby CV21 2BT Change of use of existing C3 dwellinghouse to an 8-bedroom Sui Generis HMO, erection of a rear dormer and a single storey rear extension	18
3	R24/0115	Toft Edge, Southam Road, Dunchurch, Rugby CV22 6NW. Proposed rear extension and detached garage.	30
4	R24/0116	Marton Moor House, Fields Farm Lane, Marton, Rugby, CV23 9RS Outbuilding and stables building with change of use of land from residential curtilage to equestrian purposes	38
5	R24/0185	Sparrow Hall Barn, Combe Fields Road, Coombe Fields, Coventry CV7 9JP Retrospective application to retain single storey side extension to outbuilding	53

Reference: R23/1096

Site Address: Avondale, Station Road, Clifton Upon Dunsmore, RUGBY, CV23 0BU

Description: Retrospective application for the construction and change of use of an equine stable block from personal use to commercial use; construction of Storage Sheds and an All Weather Outdoor Manège with floodlighting.

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/38859>

Recommendation

1. Planning application R23/1096 be approved subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report;
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1.0 Introduction

1.1 This application is being reported to Planning Committee for determination because it has been called to Committee by Councillor Hassell for the following reasons:

- Access arrangements for the site due to the width of Station Road.
- Increase to traffic in the area, specifically at peak times around school pick up and drop offs.
- Parking arrangements at the site

2.0 Description of site

2.1 Avondale is located within the open countryside, close to, but not within the village boundary of Clifton Upon Dunsmore. The site is accessed via a track off Station Road, just where Station Road changes to Mill Lane. There are agricultural fields to the North-West, West, and South, and residential properties to the North-East and East. The application site is located to the south of the main house, approximately 160 metres away and is close to the extended canal arm operated by Clifton Cruisers but clearly separated from it by fencing and a gate. The site that is the subject of this application is comprised of a manège, storage sheds and large stable building.

3.0 Description of proposals

3.1 The application seeks retrospective consent for an all-weather outdoor manège with lighting, an equine stable block, with access ramp and storage sheds.

3.2 The manège measures 1070m² and includes 4no. lighting columns. It sits to the north of the stable block and feed store. The feed store measures 24.5 metres in length with a width of 3.6 metres and maximum height of 3 metres. The stable block is 26.9 metres in length which includes a concrete platform to the front and has a width of 11.5 metres and a maximum height of 4.5 metres. The access to the stables is provided by a concrete ramp which measures 2.8 metres in length to the concrete platform.

Planning History

R18/0032 – Variation of conditions 7 (construction management in relation to vehicular access and parking), 15 (fencing, decking and hardstanding), 16 (track road), 17 (location of permanent moorings) and 18 (mooring location plan) of planning permission reference number R16/2449 (Retrospective planning permission for the re-opening of disused canal arm to allow 25 no. additional moorings of which 6 are permanent residential moorings, relocation of ancillary office building, laying of access track and associated works, dated 07 September 2017), including limited parking provision. Approved 04/04/2019

R21/0395 – Change of use of the existing hay store to create stables and store, including modification and extension of the existing structure. Approved 16/16/2021

R23/0653 – Retrospective application for the construction and change of use of an equine stable block from personal use to commercial use; construction of Storage Sheds and an All Weather Outdoor Manège with floodlighting. Returned before valid 25/08/2023

Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

Rugby Borough Local Plan 2011-2031, June 2019

Policy GP1: Securing Sustainable Development

Policy GP2: Settlement Hierarchy

Policy ED4: The Wider Urban and Rural Economy.

Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets

Policy SDC1: Sustainable Design

Policy HS5: Traffic Generation and Air Quality, Noise and Vibration

Policy D1: Transport

Policy D2: Parking Facilities

National Planning Policy Framework, 2023 (NPPF)

Supplementary Planning Documents

The Clifton upon Dunsmore Parish Plan is dated 2004, so it is now 20 years old. As such it carries very little weight in terms of considerations under Policy GP5: Neighbourhood Level Documents of the Rugby Borough Council Local Plan 2011-2031. The Parish Council have yet to have a neighbourhood plan formally adopted. Policy GP5 is not therefore considered a materially relevant policy in this instance.

Technical consultation responses

WCC Ecology – no objection subject to conditions

WCC Highways – no objection subject to conditions and informatives.

WCC LLFA – no comments.

WCC Wildlife Trust – no comments received.

WCC Rights of Way – no comments received.

WCC Fire and Rescue (Water Officer) – no objection

WCC Fire and Rescue – Informative for the development to comply with Approved Document B, Volume 1, Section B5 – Access and Facilities for the Fire Service

Canals and Rivers Trust – no objection.

Environment Agency – no comments.

RBC Environmental Health – no objection subject to conditions and informatives.

National Gas – no comments.

National Grid – no comments.

Third party comments

Ward Councillor Hassell – application call-in to planning committee.

Close proximity neighbours were notified, and a site notice was displayed. 24 emails and letters of representation have been received, with 21 comments supporting the application and 3 objections. The objections raise the following concerns:

- Traffic safety and use of Station Road by horse boxes
- Concern that the access track will be used by traffic for Clifton Cruisers
- Cumulative impact of development causing urbanisation of the site
- Impact from the floodlighting.

Clifton Upon Dunsmore Parish Council – objection received regarding the following concerns:

- Access arrangements for the site due to the width of Station Road.
- Weight restrictions on the bridge
- No local resident consultation
- Increase to site area.
- Increased traffic in the area, specifically at peak times around school pick up and drop offs.
- Parking arrangements at the site

Background

Under application R21/0395, consent was given for the conversion, extension and change of use of an old hay store, to provide stables. This consent was subject to the condition that the facilities were to be for personal use only. Following this the applicant has taken down the previous structure that was to be converted and built a larger stable block than the approved scheme under R21/0395 as well as the manège and feed store. The stable block matches the height and width of the originally approved structure but is 6 metres longer in its length. The applicant is providing a commercial livery business for retired equine, and this has been operating for approximately two years.

4.0 Assessment of proposals

The key issues to assess in the determination of this application are:

5. Principle of Development
6. Character and appearance
7. Residential Amenity
8. Highway Safety
9. Environmental Factors.
10. Biodiversity
11. Other matters.

5.0 Principle of development

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

5.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

5.3 Paragraph 11 of the NPPF states that where there is an up to date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted’.

5.4 The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

5.5 The application site is located within the countryside. Policy GP2 states for developments within the countryside that new development will be resisted; only where national policy on countryside locations allows will development be permitted.

5.6 Section 15, paragraph 174 (b) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

5.7 The application site is located within the parish boundary of Clifton Upon Dunsmore however, it is not located within the village settlement boundary, but is close to it, approximately 260 metres away. The site is located within an already developed site with an established use, in leisure and tourism providing holidays hiring out narrow boats, called Clifton Cruisers. This canal arm was extended under planning approval R18/0032.

5.8 The original building was used for the storage of hay and the new stables have been constructed in the same location which is to the northeast of the canal arm.

5.9 As such, it is not considered to impact significantly on the surrounding countryside land and furthermore, as the development will be permitted within an established site with rural commercial activity, the proposals are acceptable and considered to comply with Policy GP2 of the Local Plan.

6.0 Character and appearance

6.1 Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated.

6.2 Section 12 of the NPPF states that planning policies and decisions should ensure that developments add to the overall quality of the area, not just for the short term but over the lifetime of the development and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

6.3 The sites character is very rural being surrounded by fields and open land. The stable building is constructed from grey profiled metal sheeting on a concrete base with access ramp and has a shallow pitched gable roof with translucent roof panels inserted into it. There are 12 no. stalls which have been built to meet the space standards defined by the British Horse Society and to meet strict equine welfare requirements.

6.4 The feed store is constructed from timber boarding with a grey profiled metal sheeting for the roof. It sits adjacent to the stable block and is largely hidden from view being much lower in height. There are 11 enclosed storage units with an additional open ended storage area for the applicants own use.

6.5 To the north of the buildings is the outdoor manège which has been constructed to the standard size required for simple exercise. It is enclosed with a timber post and rail fence. There are 4 no. columns that provide lighting for the manège which has been designed to have minimal impact on the surrounding area.

6.6 Whilst the footprint of the stable building is larger than the originally approved scheme, the overall heights are comparable; both the existing and proposed buildings have a ridge height of circa 5m. It is not considered that the additional footprint would lead to the building having a detrimental impact in terms of size and massing, and by keeping the ridge heights the same there would be no adverse impact arising from an increase in height. The additional size and volume will be mitigated for to an acceptable degree, by being tucked into the corner of the field, which is already enclosed by post and rail timber fencing that lends it a very “paddock-like” appearance.

6.7 The Design and Access Statement (DAS) states that 11 of the stalls are being used for the livery business with the twelfth stall retained for the applicant’s personal use. Overall, the layout and appearance of the stable building is considered to be in-keeping with the rural setting and surrounding farmland. The materials are commensurate with equine use and the rural setting.

6.8 The DAS also states that the access times for the stables will be restricted between the hours of 6am to 7pm. In the interests of prudence **Condition 10** has been applied to secure commercial access times from 7am to 7pm.

6.9 The Parish Council have objected for a number of reasons including the increase in size of the development from the original approval. In terms of the character and design this has been considered, and although the development is now larger, the site can accommodate this easily given its size. Also the facilities are required to meet the equine welfare requirements and their space standards.

6.10 The proposal is not considered to impact adversely upon the character of the local area to any significant extent and is in accordance with Policy SDC1 of the Rugby Borough Council Local Plan 2011-2031

7.0 Residential Amenity

7.1 In addition to seeking development to respect the character of an area, Policy SDC1 of the Local Plan seeks to safeguard the living conditions of existing and future neighbouring

occupiers. Section 12 of the National Planning Policy Framework states that planning should always seek a high standard of amenity for existing and future users of developments.

7.2 Aside from the applicant's own property there is only one other house that is immediately adjacent to the application site, the property to the immediate left of the applicant's home (Arlyn). However, the site may be visible to other properties further away and will certainly be visible to occupants of the canal boats moored on the canal arm extension (a few of which are permanently occupied). Objections have been received from three addresses within the village, raising the following concerns:

- Traffic safety and use of Station Road by horse boxes
- Concern that the access track will be used by traffic for Clifton Cruisers
- Cumulative impact of development causing urbanisation of the site
- Impact from the floodlighting.

7.3 Matters relating to traffic safety will be discussed in section 8 of this report. In terms of the impact of the manège lighting upon residential amenity, the closest residential house is over 160 metres away and this separation helps to ensure that potential impacts from the flood lighting will be kept to an acceptable level. Environmental Health have confirmed that they are satisfied with the documents submitted in relation to the lighting and in the interests of prudence **Condition 11** has been applied to restrict the use of the manège lighting from 7am to 7pm to coincide with **Condition 10**. Other potential lighting impacts have been considered in section 10 of this report.

7.4 The Parish Councils objection states that there has been no local resident consultation. Wider public consultation for a scheme of this size is not a statutory requirement. A site notice was displayed, an advert was placed in the press, and letters were sent to neighbouring properties that shared an adjacent boundary with the site. As such all due process for the publicity of the development has been complied with.

7.5 The stable and feed store buildings are sufficiently far away from neighbouring dwellings to prevent any impact in terms of loss of light, and the use would have no material impact in terms of privacy given that it would have no more capacity to allow views towards adjacent properties than can already be achieved from the adjacent highways, footpaths and canal.

7.6 With regards to noise, it is not considered that the use itself would generate additional noise to the extent that it would be deemed to be detrimental to residential amenity, and indeed the main concerns raised by residents seem to relate more to accessing the building than the use of it. Also given that the use has been operational for two years and the application is retrospective, it is not considered that vehicular movements to and from the stable have caused any greater material impact on noise. Should noise concerns arise these can be investigated by the Council's Environmental Protection team, who can take appropriate measures to control noise emissions if it is appropriate to do so.

7.7 It is considered that the proposed scheme is in accordance with Policy SDC1 of the Rugby Local Plan in that the new development appropriately safeguards the amenities of neighbouring occupants.

8.0 Highway Safety

8.1 Policy D2 seeks to ensure adequate car, cycle and electric vehicle parking should be achieved on site in line with Appendix 5 of the Local Plan. Policy D1 requires development to address potential highways impacts, through mitigation where possible.

8.2 WCC Highways have been consulted and initially objected to the application as there was insufficient information to enable the potential highways impacts to be assessed. Further information was provided, and the objection was removed subject to conditions. A turning area must be provided, and this is secured by **Condition 5**. **Conditions 3 and 4** secure the use of the stables for equestrian livery purposes only and secures the manège to only be used in connection with the livery business. **Condition 6** has also been applied to ensure that the existing access to the site from the public highway D3117 Station Road shall be surfaced with a bound material for 7.5 metres.

8.3 The Parish Council and neighbour objections have all raised concerns about traffic safety along Station Road, including the increase to traffic especially around school pick up and drop off times; the impact on the Station Road bridge which has weight restrictions; the narrow width of some parts of Station Road and the impacts associated with the potential use of horse boxes; the use of the access track by the traffic associated with Clifton Cruisers; parking arrangements at the site.

8.4 Although the Local Highway Authority (LHA) have not mentioned the integrity of the Station Road bridge specifically, this concern was repeatedly addressed under the previous consent R21/0395; the officer report states that the LHA consistently advised that they have no concerns over the stability and integrity of the bridge.

8.5 Whilst the LPA recognises that Station Road can become congested at times, especially around school times, the LHA have examined the information regarding traffic trip generation and have asked for the conditions to be applied. It is therefore considered that the development would not cause significant harm by way of additional traffic along Station Road. Furthermore, the site entrance and access track already exist and can be used by agricultural vehicles, and size and scale of horse boxes or trailers likely to be used in relation to the stables would be unlikely to be any heavier or larger than the vehicles that already use the road.

8.6 In regard to the access being used by Clifton Cruisers traffic, there is a separate access for this business off Vicarage Hill. It is highly unlikely that the access track would be chosen as the preferred route for Clifton Cruisers, as this business is separated off from the livery business and it would not be possible to access the parking and other facilities at Clifton Cruisers through this route.

8.7 It is recognised that vehicular trips to and from the stables are of concern to local residents, however, the concerns raised by the LHA have been addressed to their satisfaction and appropriate conditions have been applied.

8.8 Parking has been provided within the site and no objections regarding this have been raised by the LHA. Given the potential level of use of the business, the parking provision is considered to be sufficient.

8.9 It is therefore considered that subject to the requested conditions, the application accords with Policy D1 and D2 of the local plan it is not considered reasonable to refuse this application on the basis of highway safety.

9.0 Environmental Factors.

9.1 Policy HS5 of the Local Plan requires that development within the Air Quality Management Area as defined in Appendix 8 of the Local Plan that would generate any new floorspace must achieve or exceed air quality neutral standards. It is recognised that the current proposal increases floorspace within the Air Quality Management Area and as such policy HS5 is relevant.

9.2 RBC Environmental Health have been consulted and have stated that they could not locate a history of complaints about the use as applied for retrospectively. They have requested an air quality informative note be applied to any consent.

9.3 Environmental Health have also advised that a well-run stable would normally deal with their waste in accordance with good practice. They have therefore requested that **Condition 7** be applied to any approval granted, to secure a scheme for the containment and storage of manure, including a fly management plan. Given that the application is retrospective, a specified time frame is imposed for the condition to be complied with. They have also requested a condition to ensure there would be no external sound amplification systems installed (**Condition 9**) in order to safeguard residential amenity.

9.4 Subject to the conditions the application is considered to be in accordance with Policy HS5 and SDC1 of the Local Plan.

10.0 Biodiversity

10.1 Policy NE1 looks at delivering a net gain in biodiversity. A preliminary Ecology Appraisal was submitted with the application and WCC Ecology have considered the proposals. Because the development has resulted in the loss of other neutral grassland habitat, they have requested a BNG assessment to be produced to demonstrate what additional habitat will be created to show how the development will show a gain for biodiversity.

10.2 The information was submitted, and a re-consultation carried out. WCC Ecology have requested a condition specifically in relation to bats and Lighting (**Condition 12**) and also a Landscape and Ecological Management Plan (**Condition 13**)

10.3 In regard to the potential impact from the manège lighting, WCC Ecology have assessed the lighting from an ecological perspective and are satisfied that light spill is acceptable. The documents and lighting plan in relation to lighting will be included in **Condition 2** for the approved information which will secure the lighting arrangements.

10.4 Subject to this the impact on ecology and biodiversity is considered acceptable in accordance with the NPPF, ODPM Circular 2005/06 and Policy NE1 of the Local Plan.

11.0 Other matters.

11.1 Footpaths are also categorised as public highways, and public footpath R114 is accessed from the point where the site access converges and meets with Station Road.

11.2 WCC Rights of Way have been consulted but have not provided a response. As there are works to be carried out within the site in the interests of prudence informative notes will be included in any approval regarding the applicant's responsibilities towards to upkeep and protection of the footpath.

11.3 Concerns were raised through a neighbour objection regarding the cumulative impact of the development causing urbanisation of the site. The site is large and very rural in character, and

is able to accommodate the stable block, feed store and manège comfortably. Whilst it is acknowledged that there have been a number of planning applications for development at Avondale and Clifton Cruisers, the developments proposed and built are considered to all be in-keeping with the setting and rural character of the site. It is not considered that the site has been harmfully urbanised.

11.4 Paragraph 88 of the National Planning Policy Framework supports the development and diversification of agricultural and other land-based rural businesses and paragraph 89 states that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements. Policy ED4 of the local plan also accepts such uses in principle subject to other policies in the local plan. As the livery business is a rural diversification it is supported by the development plan policies.

12.0 Climate Change and Sustainable Design

12.1 The Council has declared a 'Climate Emergency' pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level.

12.2 Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, which sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions.

12.3 The application is accompanied by sustainability checklist however given the nature of the development and that it is retrospective, there is no provision of renewable technology or other matters listed within the checklist.

13.0 Community Infrastructure Levy

13.1 The Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010.

13.2 In this case, the proposal is for equine use and therefore is not liable for CIL.

14.0 Planning Balance and Conclusion

14.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

14.2 The proposed scheme represents a development that is sympathetic to its surroundings and the rural character of the locality.

14.3 The use of the stables for a livery business is a recognised diversification of a land-based rural business, and as such is support by national and local policies. This gives weight to the application.

14.4 **Conditions 3 and 4** secure the use to livery only and prevent a further escalation of the use of the site for wider equestrian activities. This is reinforced by **Condition 9** which ensures that there would be no external sound amplification systems installed.

14.5 The concerns raised relating to highways and traffic, have been assessed and WCC Highways have no concerns over the safety of Station Road or the stability of Station Road bridge.

14.6 Subject to the conditions the application is considered to accord with the Development Plan and the NPPF.

15.0 Recommendation

1. Planning application R23/1096 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report.
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R23/1096

DATE APPLICATION VALID:
27-Nov-2023

APPLICANT:

Dee Schindler Avondale Farm, Station Road, Rugby, Warwickshire, CV23 0BU

AGENT:

Mr David Box HB ARCHITECTS, THE OLD TELEPHONE EXCHANGE, ALBERT STREET, RUGBY, CV21 2SA

ADDRESS OF DEVELOPMENT:

Avondale, Station Road, Clifton Upon Dunsmore, RUGBY, CV23 0BU

APPLICATION DESCRIPTION:

Retrospective application for the construction and change of use of an equine stable block from personal use to commercial use; construction of Storage Sheds and an All Weather Outdoor Manège with floodlighting.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

This permission shall be deemed to have taken effect on 19th June 2024.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall not be carried out other than in accordance with the plans and documents detailed below:

Application Form received on 22/11/2023.

Sustainability Checklist received on 22/11/2023.

Design and Access Statement received on 12/02/2024.

Preliminary Ecology Appraisal received on 22/11/2023.

Small Sites Biodiversity metric calculation with mitigation received on 17/05/2024.

Small Sites Biodiversity metric calculation as proposed received on 17/05/2024.

Document Number 1358.1 Biodiversity Impact Assessment by DJOGS Ltd received on 16/05/2024.

Report number 206-01-NAD-LO-A Lighting Report by it does Lighting Ltd received on 22/11/2023.

Drawing number 02223-HBA-DR-A-100 Rev A Location Plan received on 22/11/2023.

Drawing number 02223-HBA-DR-A-110 Rev B Block Plan 1-500 received on 09/05/2024.

Drawing number 02223-HBA-DR-A-111 Rev C Site Plan 1-200 received on 12/02/2024.

Drawing number 02223-HBA-DR-A-112 Rev B Livery Stables received on 27/11/2023.

Drawing number 02223-HBA-DR-A-113 Rev B Feed Store received on 27/11/2023.

Drawing number 02223-HBA-DR-A-114 Rev A Strip Elevations received on 27/11/2023.

Drawing number 206-01-NAD-CD-A Rev A Menage Lighting Plan received on 22/11/2023.

Highway Technical Note RHC-23-299-TN Rev A February 2024 by Roberts Highway Consultants Limited received on 26/02/2024.

REASON: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The development hereby approved shall be used for equestrian livery purposes only as set out in the supporting technical note provided and shall not be used for the holding of competitions, exhibitions, hiring of horses, riding lessons or other business activities.

REASON: In the interest of the amenities of the locality

CONDITION 4:

The manège hereby approved shall only be used in connection with the livery business and shall not be used for show jumping, dressage or any other purpose.

REASON: In the interest of the amenities of the locality

CONDITION 5:

Within 90 days of the date of this decision a turning area must be constructed and provided within the site so as to enable a horsebox to leave and re-enter the public highway in a forward gear. On completion of the turning area, details of the turning area must be submitted to the planning authority to confirm compliance with this condition.

REASON: In the interests of public and highway safety and to enable the provision to be monitored.

CONDITION 6:

Within 90 days of the date of this decision the existing access to the site from the public highway D3117 Station Road shall be surfaced with a bound material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway.

REASON: In the interests of public and highway safety.

CONDITION 7:

Within 56 days of this decision a scheme for the containment and storage of manure, including a fly management plan, must be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed, in accordance with the approved plans and retained in perpetuity.

REASON: in the interests of local amenity and to ensure the details are acceptable to the Local Planning Authority

CONDITION 8:

No fires or disposal of manure by burning is permitted.

REASON: In the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority.

CONDITION 9:

There shall be no external sound amplification systems installed at this development.

REASON: in the interests of residential amenity and to ensure the details are acceptable to the Local Planning Authority

CONDITION 10:

Access for the commercial use of the development shall be between the hours of 7am to 7pm each day. This restriction does not apply should access be required for the emergency care of an animal.

REASON: To protect the amenity of nearby properties.

CONDITION 11:

The lighting installed for the manège shall only be used between the hours of 7am to 7pm each day. The lighting and the manège shall not be used outside of these hours.

REASON: To protect the amenity of nearby properties.

CONDITION 12:

Within 90 days of the date of this decision details of all external light fittings and external light columns must be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in full and remain in perpetuity. In discharging this condition the Local Planning Authority expects lighting to be restricted on the southern side of the development and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats.

REASON: In accordance with NPPF, ODPM Circular 2005/06

CONDITION 13:

Within 90 days of the date of this decision a detailed Landscape and Ecological Management Plan must be submitted to and approved in writing by the Local Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used, and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full and retained in perpetuity.

REASON: In accordance with NPPF, ODPM Circular 2005/06.

INFORMATIVE 1:

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (<40mg/kWh) where gas is used for space or water heating, increased tree planting/landscaping, solar photovoltaic or thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here: https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensorfinal-web-ok-compressed_1.pdf Such measures contribute towards improving air quality.

Should you require any further advice on ensuring your development has a positive contribution on air quality, further information can be obtained from the Commercial Regulation team through 01788 533533 or email ehcs@rugby.gov.uk

Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.

INFORMATIVE 2:

The grant of planning permission does not preclude action being administered by Rugby Borough Council or a third party by way of relevant environmental legislation, should complaints about excessive noise or other site operations be received and investigated.

INFORMATIVE 3:

The applicant / occupiers should consult with RBC waste services team regarding waste collection proposals for the proposed development.

INFORMATIVE 4:

The applicant/developer is advised that the development will need to comply with Approved Document B, Volume 2, Section B5 - Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc regarding this can be found at: www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning Where compliance cannot be met, the applicant/developer will need to provide details of alternative measures intended to be put in place. Please also note The Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18, Access for Emergency Vehicles. In addition, Warwickshire Fire and Rescue Authority fully endorse and support the fitting of sprinkler installations, in accordance with the relevant clauses of BS EN 12845 : 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

INFORMATIVE 5:

Condition number 6 requires works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days' notice will be required. For works lasting longer than 10 days, three months' notice will be required.

INFORMATIVE 6:

Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

INFORMATIVE 7:

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

INFORMATIVE 8:

Public footpath R114 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.

INFORMATIVE 9:

Any disturbance or alteration to the surface of public footpath R114 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public footpath.

NOTE TO APPLICANT:

The applicant is reminded of the conditional requirements pertaining to the access road around the canal arm extension that lies immediately adjacent to the application site to which this permission relates, and to the singular point of access granted for the development hereby approved. The granting of this planning permission does NOT include permission to access the canal arm extension via the Station Road access which serves the development hereby approved, nor is access to the development hereby approved to be achieved via use of the access road around the adjacent canal arm extension. The development hereby approved must ONLY be accessed via the Station Road access shown on the amended site location plan referred to in Condition 2 of this permission.

DRAFT

Reference: R24/0014

Site Address: 57, Bridget Street, New Bilton, Rugby, Warwickshire, CV21 2BT

Description: Change of use of existing C3 dwellinghouse to an 8 bedroom Sui Generis HMO, erection of a rear dormer and a single storey rear extension

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39076>

Recommendation

1. Planning application R24/0014 be approved subject to:
 - a. the conditions and informatives set out in the draft decision notice appended to this report; and
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1.0 Introduction

1.1 This application is being reported to Planning Committee for determination because the proposed development has been called to Committee by Councillor Slinger due to parking concerns.

2.0 Description of site

2.1 The application site lies within the Rugby urban area approximately 500 metres from the town centre and approximately 1.1 miles from the train station. The application dwelling is a mid-terraced two-storey 4-bedroom property located on Bridget Street. The property is finished in red brick and slate tiles on the roof. There is a private access between the application dwelling and No. 55 Bridget Street which allows access to the rear private amenity space. The property is subject to on-street parking.

2.2 The surrounding properties on Bridget Street are generally formed in a linear arrangement and of a similar era to that of the application dwelling with bay windows common and a range of finishes present in the streetscene.

2.3 A search of the public register of licensed houses in multiple occupation (April 2024) shows there are 213 licensed HMOs within the Borough. Bridget Street has 7 licensed HMO's:

- No. 1 Bridget Street: permitted occupants - 9
- No. 53 Bridget Street: permitted occupants – 10
- No. 55 Bridget Street: permitted occupants – 6
- No. 72 Bridget Street: permitted occupants – 7
- No. 77 Bridget Street: permitted occupants – 7
- No. 78 Bridget Street: permitted occupants – 5
- No. 99 Bridget Street: permitted occupants - 8

2.4 There are 133 separate addresses within Bridget Street and 7 licensed HMO's, which equates to approximately 5.26% of the street. One additional HMO would equate to 6.01% of the street in use for registered HMO housing.

3.0 Description of proposals

3.1 This application seeks full planning permission for the change of use from a dwellinghouse (C3) into an 8-bedroom house in multiple occupation (HMO) (Sui Generis), a rear dormer and single storey rear extension. Secure cycle storage provision will be made available in the rear garden.

3.2 It should be noted that not all conversions of residential properties to HMO's require planning permission. A change of use of a C3 dwellinghouse to a small HMO (Use Class C4) where the HMO is occupied by between three and six unrelated individuals does not require planning permission. Therefore, changing the use of a C3 dwellinghouse to a HMO with more than six residents (Use Class Sui Generis) would require planning permission. In this case the application seeks eight occupants therefore planning permission is required.

3.3 The rear dormer would have an 'L' shape, with the smaller portion having a width of approximately 5.5 metres and a depth of 3.55 metres. The larger section would have a width of 10.18 metres with a depth of 3.3 metres. Both sections would have a maximum height of 2.58 metres which would result in the total height being approximately 8.5 metres.

3.4 The bike storage would be located at the very rear of the rear amenity space; it would have a width of 4 metres and a length of 3 metres. It would have a slightly slanted roof with the maximum height being 2.5 metres and the minimum being 2.4 metres.

3.5 The proposed rear extension would project 3 metres from the rear elevation and would have a width of 3.375 metres. It would have a flat roof with a height of approximately 3 metres.

Planning History

No relevant planning history.

Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

Rugby Borough Local Plan 2011-2031, June 2019

GP1: Securing Sustainable Development

GP2: Settlement hierarchy

SDC1: Sustainable design

SDC4: Sustainable Buildings

HS5: Traffic Generation and Air Quality

NE1: Protecting Designated Biodiversity and Geodiversity Assets

D2: Parking facilities

Supplementary Planning Documents

Climate Change & Sustainable Design and Construction– 2023; including Residential Design Guide

RBC Register of licensed HMOs – May 2024

RBC HMO Standards of Amenities – Feb 2017

National Planning Policy Framework, 2023 (NPPF)

Technical consultation responses

RBC Works Services – No Objection

RBC Environmental Health – No Objection subject to condition and informatives

WCC Ecology – No Objection subject to informatives

WCC Highways – No Objection subject to condition and informative

Third party comments

Cllr Slinger – Application called into committee.

2 Objections were raised by neighbours for the following issues:

- Parking
- Too many HMOs in the surrounding area

4.0 Assessment of proposals

4.1 The key issues to assess in the determination of this application are:

5.0 Principle of development

5.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

5.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

5.3 Paragraph 11 of the NPPF states that where there is an up-to-date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted’.

5.4 The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

5.5 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy with Rugby Town being the main priority of development within the borough.

5.6 The site is located within a Rugby town as defined in policy GP2, as such development will be permitted within existing boundaries.

5.7 This application is therefore considered to comply with policy GP2 of the Local Plan.

5.8 Subject to detailed consideration being given to the impact of the proposed scheme, having an acceptable impact on the character and appearance of the area, residential amenity, and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

6.0 Design

6.1 Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of scale, density and design that responds to the character of the area in which they are situated, and developments should aim to add to the overall quality of the areas in which they are situated.

6.2 Section 12 of the NPPF states that the creation of high-quality buildings and place is fundamental to what the planning and development process should achieve. Furthermore, paragraph 130 (a) states that buildings will add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 135 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

6.3 With reference to the Climate Change & Sustainable Design & Construction SPD (2023), it states that the council will consider the effect of the proposal on the scale and character of the existing building and the surrounding area when assessing an extension.

6.4 The cumulative built form arising from the proposed extension would extend the original dwelling house significantly in size, and in order to assess the suitability in terms of the proposed design the mass, height, proportions, and scale have been fully considered.

6.5 It is considered that the proposed dormer is of a large size and scale, the overall volume is approximately 53 cubic metres which is somewhat greater volume than what could be achieved under permitted development (40 cubic metres). In addition, the dormer is located to the rear of the property and the dormer would project above a section of ridgeline of the existing roof. Since the dormer would not be greater in height than the tallest ridgeline, in theory if the dormer had a reduced volume, it would be able to be done under permitted development. Given that this is a mid-terraced property, the dormer will not be overly visible from the streetscene and will therefore not have a significant impact on the visual amenity of the area. The proposed face and sides of the dormer will comprise of hung tiles. A condition (condition 3) will be included for the concrete tiles to be of a similar visual appearance to those on the existing house, to ensure the dormer integrates into the design of the existing dwelling. There are a number of windows proposed to be installed onto the proposed dormer, a number of which are to be obscure glazed, a condition (Condition 4) will be included to ensure that the windows are obscured.

6.6 The rear extension would not be visible from the street scene and therefore not have a detrimental effect on it. It's considered that this extension would be possible to construct under permitted development of a residential dwelling.

6.7 The provision of a bin storage area to the rear will ensure that firstly there is adequate off-street storage space for bins and reduces the likelihood that bins will be stored in public view. The cycle storage shelter, which could be built under permitted development of a residential dwelling,

is also to the rear of the property so will not have a significant impact on the character and appearance of the area.

6.8 In this particular case, it is concluded that the proposal would not result in an extension that would not be out of scale with its surroundings and would therefore not create an overbearing effect.

6.9 The proposal is considered to be of an acceptable scale and design and does not constitute over development of the main dwelling or its plot. The materials are also considered to be in keeping with the host property.

6.10 The proposed rooms would all satisfy RBC's HMO Standards of Amenities, with all of the bedrooms having an area of at least 10m², with RBC's standards requiring at least 10m² for a bedroom where no communal living space has been provided. The standards also require a kitchen for 6-10 people to have an area of 10 square metres, with the provided being approximately 10.78m².

6.11 The proposal is not considered to impact adversely upon the character of the local area to any significant extent and is in accordance with Policy SDC1 of the Rugby Borough Council Local Plan 2011-2031.

7.0 Impact on neighbouring properties

7.1 In addition to seeking development to respect the character of an area, Policy SDC1 of the Local Plan seeks to safeguard the living conditions of existing and future neighbouring occupiers. Section 12 of the National Planning Policy Framework states that planning should always seek a high standard of amenity for existing and future users of developments.

7.2 With reference to the Climate Change & Sustainable Design & Construction SPD (2023), it states that the council should assess the impact on residential amenities enjoyed by the occupiers of the surrounding properties. It also states that an extension should not cause any significant loss of light to habitable rooms in neighbouring properties and that this natural sunlight must be safeguarded where possible. It also goes on to stipulate that overbearing extensions could also impact on the amenity of neighbouring properties and their gardens.

7.3 There are a number of new windows that have been included in the proposal, there are two obscure windows proposed on the East side of the dormer, as well as two non-obscured windows on the South face of the dormer. The two obscured windows will ensure that no additional overlooking takes place into number 55. Due to the siting of the additional windows on the South face, it is unlikely that there would be any additional overlooking concerns created.

7.4 Due to the siting and size of both the dormer and the extension it is unlikely that any additionally overshadowing will occur, the extension is also unlikely to create any additional overlooking.

7.5 Although the proposal may increase the number of residents at the property, the property will remain residential and provide a home for occupants. Environmental Health have raised no noise concerns. The HMO will be subject to a separate licensing process to ensure compliance with legislation separate to planning. If the planning application is approved, any noise, waste, parking or antisocial behaviour complaints would be dealt with separately. Possible disturbance from building work is a temporary issue whilst the building works are being carried out and would not be a reason to refuse planning permission. An informative is included with good practice

guidelines for appropriate working hours within residential areas. Overall, the proposals would not have an unduly detrimental impact on the amenities of the surrounding properties.

7.6 It is considered that the impact on neighbouring properties in relation to light and privacy is acceptable. This application is therefore considered to be in accordance with policy SDC1 of the Local Plan and the Climate Change & Sustainable Design & Construction SPD (2023).

8.0 Highway Safety & Parking

8.1 Section 9 of the NPPF states that developments should achieve safe and suitable access to the site for all users. Policy D2 of the Local Plan states that permission will only be granted for development incorporating adequate and satisfactory parking facilities.

8.2 The proposals will result in the property having 8 bedrooms. The parking standards within the Local Plan state that each HMO will be considered on its own merits.

8.3 It is acknowledged that the property may have an increase in the number of occupants over the current use which may increase the number of associated vehicles. However, it is considered on balance that there are sufficient parking facilities to support this application when considering:

- The application dwelling is located in a highly sustainable location with the town centre (~500 metres) and train station (~1.1 mile) in close proximity. Additionally, there are bus stops in the vicinity such as on Oliver Street. The site is in an area with access to a range of services and facilities which are accessible by foot, bicycle and public transport.
- The applicant is providing secure undercover cycle storage to the rear of the property which reduces the reliance on the private car and helps shift towards sustainable modes of travel.
- On two separate site visits to the property (Wednesday 10th and Thursday 11th April 2024) the average number of parking spaces available within 200m was 7.5. Although this is slightly below the number of maximum occupants, it is unlikely that all of the occupants will own a car.
- The property could be converted to a six occupant HMO without planning permission and the potential additional demand for parking generated by the two extra occupants will not be significant. Condition 6 is recommended to limit the HMO to no more than eight occupants at any one time. This will help ensure that the required parking would not be above what has been considered by the Council and the demand for parking would be limited.

8.4 WCC Highways recommended a condition to ensure that cycle storage would be provided on site. Since plans with cycle storage have been agreed and will be conditioned (Condition 7), it has been agreed that the condition is no longer necessary.

8.5 This application is therefore considered to be in accordance with Section 9 of the NPPF and policy D2 of the Local Plan.

9.0 Ecology

9.1 WCC Ecology have analysed the provided bat report and determined that the proposed development would likely have negligible impacts upon nesting bats and birds.

9.2 Due to the lack of reported evidence of any bats or bat activity observed the proposed works are unlikely to impact bats in the short term. However, as planning permission is extant for

three years and bats can still be subsequently found roosting in buildings where survey work has failed to find any evidence, and where access for bats does not appear apparent. Although no evidence was found during the survey the proposals have the potential to impact nesting birds through roof works and through any mature vegetation clearance to facilitate the works.

9.3 WCC Ecology have recommended a number of informatives to be attached to the decision notice if an approval is granted.

9.4 It is therefore considered that this proposal would not have an adverse impact on biodiversity or protected species in accordance with policy NE1.

10.0 Air Quality

10.1 Policy HS5 states that development of more than 1,000 sqm of floorspace or any development within the Air Quality Management Area (AQMA) that generates new floorspace must achieve or exceed air quality neutral standards or address the impacts of poor air quality by mitigating their effects. The Council seeks to reduce air pollution in order to contribute to achieving national air quality objectives.

10.2 The application site is within the AQMA, and the proposal would generate new floorspace (of an alternative use) and the proposal would require its own heating system. The proposal therefore would increase emissions compared to the existing use of the building and would have to address the potential impacts of the new floorspace on the air quality management zone.

10.3 RBC Environmental Health have recommended for a condition (Condition 5) to be attached to the decision for a scheme detailing the on-site measures to be incorporated within the development in order to meet air quality neutral standards or to provide suitable mitigation. Subject to this being approved by the Council there would be no further concerns in regard to Policy HS5.

10.4 This application is considered to be in accordance with Policy HS5 of the Local Plan.

11.0 Community Infrastructure Levy

11.1 The Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010.

11.2 In this case, the proposal is for a sui generis HMO and therefore is not liable for CIL.

12.0 Planning Balance and Conclusion

12.1 The site is located within the most sustainable location in the borough with access to a range of services and facilities. Externally, an extension, rear dormer and a cycle shed which are not visible from the street scene are proposed and therefore not adversely impacting the character and appearance of the area. The proposals will have little adverse impact on the amenities of the adjoining properties. The proposals are unlikely to have a detrimental impact on highway safety and operation and impact on protected species.

12.2 On balance, it is concluded that the proposal constitutes sustainable development. It complies with the Development Plan and there are no material considerations which indicate that the proposal should be refused. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the Framework, it is considered that planning permission should be approved.

13.0 Recommendation

13.1 Planning application R24/0014 be approved subject to:

b. the conditions and informatives set out in the draft decision notice appended to this report; and

13.2 The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R24/0014

DATE APPLICATION VALID:
07-Mar-2024

APPLICANT:

Mr Savvas Efthimiou 193b Holloway Rd, London, N7 8DJ

AGENT:

Mr Zac Skeates, Wilson Architects Ltd Think Tank, Ruston Way, Lincoln, LN6 7FL

ADDRESS OF DEVELOPMENT:

57, Bridget Street, New Bilton, Rugby, Warwickshire, CV21 2BT

APPLICATION DESCRIPTION:

Change of use of existing C3 dwellinghouse to an 8 bedroom Sui Generis HMO, erection of a rear dormer and a single storey rear extension

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below:

ApplicationForm.pdf	(Application Form)
Drawing No:23,117-P-001	(Site Location Plan 1:1250)
Drawing No:23,117-P-220 / C	(Proposed Elevations 1:50)
Drawing No:23,117-P-210 / B	(Proposed Plans 1:50)
Drawing No:23,117-P-212 / B	(Proposed Site Plan 1:200)
Drawing No:23,117-P-211	(Proposed Roof Plans 1:50)
Drawing No:23,117-P-213	(Bike Storage Plans & Elevations 1:50)

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be as specified on the application form, received by the Council on 03-Jan-2024 and on plans outlined in Condition 2.

REASON:

To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

The windows to be formed in the East elevation of the proposed dormer shall not be glazed or reglazed other than with obscure glass.

REASON:

To protect the residential amenity of neighbouring properties.

CONDITION 5:

Unless non-material amendments are otherwise agreed in writing with the Local Planning Authority, no above ground development shall begin until a scheme detailing the on-site measures to be incorporated within the development in order to meet air quality neutral standards or to provide suitable mitigation, has been submitted to and approved in writing by the Local Planning Authority. Prior to occupation of the development, the approved scheme shall be implemented and maintained in perpetuity.

REASON:

In the interests of air quality.

CONDITION 6:

The application site at 57, Bridget Street, Rugby, Warwickshire, CV21 2BT shall be limited to no more than 8 occupants at any one time.

REASON:

To help ensure the area has adequate parking provision and in the interests of residential amenity.

CONDITION 7:

Prior to the first occupation of any room, the cycle storage shelter and bin storage area as shown on Drawing No. 23,117-P-212 /B and cycle storage shelter detailed on Drawing no. 23,117-P-213 must be implemented and shall remain available in perpetuity.

REASON:

In the interest of visual and residential amenity.

INFORMATIVE 1:

Consideration should be given to the provision of suitable bat and bird boxes within the new build or adjacent trees in order to increase opportunities for wildlife. Many bat and bird populations have declined dramatically in recent years due to loss of roost, nest and foraging sites as a result of development. However, a variety of bat and bird species use boxes and they can be particularly useful in the built environment, where natural nesting places can be scarce. Please ensure that the boxes are appropriately sited and not lit at night in the case of bat boxes. Further advice and information can be obtained from the Bat Conservation Trust (BCT), and the Royal Society for the Protection of Birds (RSPB). WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required, in particular regarding which type of boxes to use.

INFORMATIVE 2:

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended) making them a European Protected Species. It is a criminal

offence to disturb, obstruct or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 0208 261089. The applicant is advised that to ensure no bats are endangered during destructive works, the roof tiles should be removed carefully by hand. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261089 for advice on the best way to proceed.

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season, lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible.

N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE 3:

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

INFORMATIVE 4:

The applicant is encouraged to incorporate measures to assist in reducing their impact upon the Air Quality Management Area as part of this development. Initiatives could include the installation of an ultra-low emission boiler (<40mg/kWh), increased tree planting/landscaping, solar thermal panels, and the incorporation of electric vehicle charging points on any car parking. More information on plants that can be incorporated into landscaping for green walls and roofs can be found here:

https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf Such measures contribute towards improving air quality.

Further information can be obtained from Environmental Health on 01788 533857 or email ehcs@rugby.gov.uk

INFORMATIVE 5:

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

INFORMATIVE 6:

This development will be subject to separate enforcement regimes including, but not limited to, the Housing Act 2004, building regulations and Councils Standards of Amenity. Advice may be sought from Housing Enforcement on (01788) 533857 prior to any work commencing. All fire precautions should be considered to ensure an effective means of escape from the property.

INFORMATIVE 7:

Notwithstanding the results of the parking survey which indicates that there is, on average, sufficient spare capacity for c. 8 cars on-street within a 200m walk of the proposed development, it should be noted by the LPA that parking associated with this development may cause an amenity issue for other residents along nearby roads with no parking restrictions, such as Bridget Street, York Street, George Street and Rowland Street.

DRAFT

Reference: R24/0115

Site Address: TOFT EDGE, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NW

Description: Proposed rear extension and detached garage

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39164>

Recommendation

1. Planning application R24/0115 be approved subject to:
 - a) the conditions and informatives set out in the draft decision notice appended to this report; and
 - b) The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1. Introduction

- 1.1. This application is being reported to Planning Committee for determination in accordance with the scheme of delegation, as this applicant is a current employee of the Council.

2. Description of site

- 2.1. The application site is a three-storey detached property that is located within the village and parish of Dunchurch and the Dunsmore Ward. The immediate area is predominantly made up of large residential plots. To the south of the dwelling is the M45 Motorway, which sits several metres below the ground level of the site. The application dwelling is of a distinctive, modern and contemporary design and is one of the focal points upon entrance into the village of Dunchurch. To the front of the property is a low brick wall with a mixture of mature shrubs and trees on the boundary. Toward the boundary shared with the adjacent neighbour Toft Monks, is an (approximately) 1.6m high rendered wall. Towards the boundary to the south is a close boarded fence and a variety of mature and semi-mature trees. The application dwelling resides on land of differing heights, with the rear of the property being situated on a lower land level than to the front. To the front of the property is an area of hardstanding, for the provision of parking at least three vehicles.

3. Description of proposals

- 3.1. This application seeks full householder planning permission for a rear extension and a detached garage.
- 3.2. The proposed garage will be positioned to the West of the dwelling, approximately 0.9m from the neighbouring boundary, Toft Monks Southam Road. Once completed the garage will measure a maximum height of 2.63m, a length of 7.83m and a width of 3.3m. The proposed roof type incorporates a mono-pitch roof, with the extension being constructed of similar materials to match the main dwelling.

3.3. The proposed single storey extension will replace the existing balcony to the rear of the property. The proposed extension will have a maximum height of 2.85m, a width of 10.9m and a projection off the rear elevation of 2.75m. The proposed roof is mono pitched, with the extension being constructed of similar materials to the existing dwelling.

3.4. The proposed second floor balcony is located towards the eastern elevation. The balcony will measure 3.35m in width, 1.1m in height and have a projection of 2.55m. The proposed balcony would be situated 4.5m above ground level. A second balcony is proposed at first floor level and will project 2.55m off the side elevation, with a maximum height of 1.06m and a width of 1.96m. The second balcony will stand 1.2m above ground level.

3.5. The proposed materials of both balconies would consist of a brise soleil floor along with a glass balustrade.

4. Planning History

Application No.	Description	Date	Decision
R20/0443	Proposed annexe	20/08/2020	Approval

5 Relevant Planning Policies

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. The relevant policies are outlined below.

Rugby Borough Local Plan 2011-2031, June 2019

GP1: Securing Sustainable Development

GP2: Settlement hierarchy

SDC1: Sustainable Design

SDC4: Sustainable Buildings

Supplementary Planning Documents

Climate change Sustainable Design and construction SPD 2023

Material Considerations

National Planning Policy Framework, 2023 (NPPF)

The Town and Country Planning (General Permitted Development) (England) Order 2015

6 Technical consultation responses

None required.

7 Third party comments

None received.

8 Assessment of proposals

The key issues to assess in the determination of this application are:

Section 9	Principle of development
Section 10	Character and Design
Section 11	Impact on residential amenity
Section 12	Climate change and Sustainable Design
Section 13	Community Infrastructure Levy
Section 14	Conclusion
Section 15	Recommendation

9 Principle of development

9.1 Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.

9.2 This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.

9.3 Paragraph 11 of the NPPF states that where there is an up to date development plan applications should be determined in line with that development plan unless material considerations indicate otherwise. Paragraph 12 of the NPPF states that “The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted’.

9.4 The Local Plan is considered fully up to date and in compliance with the NPPF and therefore is the starting point for decision making. All planning policies are relevant and are supported by a robust and up-to-date evidence base.

9.5 Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy.

9.6 The application site is located within Dunchurch, a Main Rural Settlement, as defined in the Local Plan Policy GP2. Therefore, as such development will be permitted, providing all planning matters have been appropriately addressed.

9.7 This application is therefore considered to be in accordance with Policy GP2 of the Local Plan, providing all other material planning considerations are considered acceptable.

10 Character and Design

- 10.1 Policy SDC1 in the Local Plan states that development should demonstrate high quality, inclusive and sustainable design and that proposals will only be supported where the scale, density and design respond to the character of the area in which they are situated. Factors including the massing, height, landscape, layout, materials and access are a key consideration in the determination of planning applications.
- 10.2 The proposed garage, located to the east of the main dwelling, is single storey and subservient. The materials in construction will match the main dwelling. Although, the bulk of the garage is positioned behind the principal elevation, part of the roof will protrude beyond. However, the protrusion is minimal, is of a similar appearance to the roof types of the main dwelling and will provide visual interest.
- 10.3 The proposed extension is located to the rear of the property and is not/only partially visible from the front of the property. The extension is of an appropriate design being subservient to the main dwelling and incorporating a similar roof type. It is therefore considered that the extension will not have a detrimental impact on the visual amenity of the street scene.
- 10.4 The proposed balconies are glazed and will be located to the western elevation. Although the boundary towards the M45 is well screened with trees and shrubbery, as the property already incorporates balconies and glazed features, they will provide additional character to the dwelling.
- 10.5 The Climate change Sustainable Design and construction Supplementary Planning Document 2023 advises within paragraph 7.27 and 7.28 the importance of materials and detailing. Furthermore, it states that materials should be sympathetic and reflect the character of the existing dwelling. In this instance it has been demonstrated that both the proposed garage and rear extension would match the existing dwelling in terms of both detailing and materials and therefore is considered to comply with the Design SPD.
- 10.6 It can be considered that this proposal will conform to Policy SDC1 of the Local Plan in the sense that the proposal will demonstrate high quality, inclusive and sustainable design and that the proposed development will respond to the character of the area in which it is situated.

11 Impact on residential amenity

- 11.1 Policy SDC1 of the Local Plan and the SPD states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded.
- 11.2 The nearest neighbouring property is Toft Monks. The proposed garage to the East of the application dwelling would be separated from the boundary by approximately 0.9m.

- 11.3 Whilst it can be considered that this is a relatively small separation distance to the boundary the distance separating the two dwellings would be approximately 2.25 metres. It can further be noted that there is a gradual drop in levels from Toft Monks to the application dwelling. From this it would mean that there would be a negligible loss of light to the window at the ground floor of Toft Monks. Due to the subservience of the proposed garage extension and the fact it would not extend beyond the rear of the property there would be no breach in terms of the 45-degree line due to what is already present at the application dwelling.
- 11.4 It can be further noted that the proposed garage would not create the impression of being overbearing due to the gradual level drop and subordinate nature of the proposed garage. There are also no proposed windows in the side elevation facing Toft Monks therefore there would be a negligible chance for any overlooking. Never-the-less, if there were any windows, as the garage is single storey, not positioned on the boundary and due to the use, any potential views towards the neighbouring property, would only be occasional and could be screened by boundary treatment.
- 11.5 Due to the location of the extension, being to the rear of the property and the extension being single storey, it is considered there will be no/a negligible impact on the neighbouring property, Toft Monks in terms of being overbearing or regarding the potential of loss of light.
- 11.6 The proposed balconies to the west of the application dwelling face towards the M45. The closest property is Ellesmere which is located approximately 45 metres away from the proposed balcony. The balcony will also be screened by semi-mature and mature trees. It is therefore considered that there will be a negligible impact on the neighbouring property, due to the separation distances and the screening between the dwellings.
- 11.7 It is therefore considered that the development will not have an adverse impact on any other neighbouring properties, above those which are usually experienced for a building of this typology and within this type of location.
- 11.8 It is considered that the impact on neighbouring properties in relation to light and privacy is acceptable. This application is therefore considered to be in accordance with both policy SDC1 of the Local Plan and section 12 of the NPPF.

12 Climate Change and Sustainable Design

- 12.1 The Council has declared a 'Climate Emergency' pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level.
- 12.2 Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, which sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions.

12.3 The application is accompanied by a sustainability checklist which provides details on how the development has been designed in aim of contributing to national carbon neutrality targets. It is identified that the proposal would consist of sustainable materials that are appropriate for good thermal insulation and heating mass. Secondly, the proposal would be designed in accordance with the idea of passive design which would include natural heating and light along with solar gain and passive insulation.

12.4 It is considered that the applicant has demonstrated how energy efficiency and sustainability has been incorporated within the development and therefore the development complies with Policy SDC4.

13 Community Infrastructure Levy

13.1 The Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010.

13.2 The proposal is for a householder extension under 100sqm and therefore is not liable for CIL.

14 Conclusion

14.1 In conclusion, it is considered the principle of the proposed development, the design and design and scale and character of the development is acceptable and will not adversely affect the amenities of any neighbouring properties. The sustainability checklist which accompanies the application, details how the proposal will incorporate sustainable amenities and meet targets set out in Policy SDC1 to ensure that the Council's sustainability targets are being contributed to. This proposal would also conform to both section 2 and section 12 of the NPPF in relation to achieving well-designed places and achieving sustainable development. The application is to be considered to be in accordance with both the NPPF and the Local Plan. It is therefore recommended for approval subject to the conditions included within the decision notice.

15 Recommendation

- 1. Planning application R24/0115 be approved subject to:
 - a) the conditions and informatives set out in the draft decision notice appended to this report; and
 - b) The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R24/0115

DATE APPLICATION VALID:
15-Feb-2024

APPLICANT:

Mr & Mrs David Collins The Ministry Building, Princethorpe Road, Dunchurch, Warwickshire, CV23 9RE

AGENT:

ADDRESS OF DEVELOPMENT:

TOFT EDGE, SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NW

APPLICATION DESCRIPTION:

Proposed rear extension and detached garage.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION: 1

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON: 1

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below:

Application Form.

Existing lay out, drawing no. 7

Received by the Council on the 29th January 2024

Sustainability Checklist.

Existing front elevation, drawing no. 10.

Existing east elevation, drawing no. 2.

Existing west elevation, drawing no. 3a.

Existing south and east elevation plan, drawing no. 7.

Received by the Council on the 12th February 2024

Location Plan

Received by the Council on the 15th February 2024

Plan view of sections, drawing no. 11b.

Proposed section drawings, drawing no. 20b.

Proposed eastern elevation, drawing no. 2b.

Proposed garage, drawing no. 6b

Received by the Council on the 12th March 2024

Proposed floor and site plan, drawing no. 5.

Proposed front elevation, drawing no. 1c .

Proposed first floor plan, drawing no. 12a.
Rear elevation, drawing no. 4d.
Proposed west elevation, drawing no. 7d.
Received by the Council on the 2nd April 2024

REASON: 2

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION: 3

The facing materials to be used on the external walls and roof shall be of the same type, colour and texture as those used on the existing building.

REASON: 3

To ensure a satisfactory external appearance.

INFORMATIVE: 1

This permission does not convey any legal or civil right to undertake works that affect land or premises outside of the applicant's control. Care should be taken upon commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and roof overhang will encroach on, under or over adjoining land without the consent of the adjoining landowner.

INFORMATIVE: 2

The applicant is reminded of the provisions of the Party Wall etc Act 1996 which may require notification of the works hereby permitted to all affected neighbours. More detailed information regarding the provisions of 'The Act' should be obtained from an appropriately qualified professional with knowledge of party wall matters. This document can be viewed at <https://www.gov.uk/party-wall-etc-act-1996-guidance>

Reference: R24/0116

Site Address: Marton Moor House, Fields Farm Lane, Marton, Rugby, CV23 9RS

Description: Outbuilding and stables building with change of use of land from residential curtilage to equestrian purposes

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39193>

Recommendation

1. Planning application R24/0116 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1.0 Introduction

- 1.1- This application is being reported to planning committee in accordance with section 5.2.3(f) within the Scheme of Delegation to Officers as the agent acting on behalf of the applicant is a current officer of the council.

2.0 Description of site

- 2.1- Marton Moor House is a large, detached dwelling located south of the village of Marton and wholly within the West Midlands Green Belt. The site is located off Fields Farm Lane which is a private single width vehicular highway with a dead end when it reaches a small cluster of properties and agricultural buildings circa 500m to the south of the application property. The applicant owns 23 hectares of land in the area, including the agricultural field to the rear of the residential property.
- 2.2- The application site relates to a circa 0.2-hectare parcel of land currently within the residential curtilage of Marton Moor House. Several detached outbuildings are currently sited within the residential curtilage. The application site is located between the dwelling and the southern boundary.
- 2.3- There are no neighbouring dwellings which share a boundary with the application site itself. Agricultural fields adjoin all boundaries of the residential curtilage of Marton Moor House. There is currently a small collection of outbuildings located close to the area to be used for the proposed structures, some of which are temporary serving as accommodation for horses, associated equipment and general agricultural paraphernalia.

3.0 Description of proposals

- 3.1- The application proposal seeks permission for the erection of an outbuilding and a stables block, along with the change of use of a parcel of land to equestrian purposes. The applicant owns 3 horses and the proposed structures would accommodate these along with the storage of associated equipment and equipment to aid with the overall maintenance of the applicant's surrounding land. These structures would replace the two temporary sheds currently on site.

- 3.2- The proposed outbuilding has a length of 18.288m, a 12.192m width, a 3.658m eaves height and a 5.322m overall height. The appearance reflects a prefabricated metal clad 'barn' design in order to store agricultural and equine related machinery which the applicant owns. Internally the building would be open plan in order to utilise the space for storage purposes. The front elevation of the structure will contain a roller shutter design and will face towards the applicants land to the east and away from the residential property.
- 3.3- The proposed stables building is an amended design and proposes a 14.4m length, a 3.5m depth, a 2.45m eaves height and a 3.5m overall height. The appearance reflects a timber clad stables design. Internally the stables building would comprise three stalls and one tack room. This structure will face northwards towards the application property and the area which is proposed to be converted to horse grazing in this application.

4.0 Planning History

- 4.1- There is an extensive planning background at Marton Moor House, which has been considerably altered and extended throughout its history. For completeness and transparency this planning history is listed in its entirety (NB - permitted development works are not listed). The Local Planning Authority (LPA) does not hold building regulations records, or records on whether all approved developments were undertaken.

4.2- The listed applications are as follows;

24/5- Temporary dwelling- *Approved*

180/5- Erection of garage and store- *Approved*

877/7- Extension- *Approved*

1097/7- Dwelling- *Refused & Appeal dismissed*

1325/7- Temporary building to permanent building- *Withdrawn*

1420/7- Conversion of temporary dwelling to permanent- *Approved*

242/15- Lounge, bedroom, bathroom extensions- *Approved*

R92/0228/16114/P- Erection of single storey extensions, alterations and provision of pitched roofs- *Approved*

R01/0975/16114/P- Erection of garage and conservatory at ground floor level, raising the height of the existing roof, formation of tennis court with 3m chain link fencing and sunken swimming pool in garden- *Approved*

R01/0975/16114/D- Approval of amended plans- *Approved*

R11/2452- Change of use of agricultural building to a residential bungalow and raising of roof. NB this relates to the property now known as Middlemuir, Fields Farm Lane - entirely separate to Marton Moor House- **Approved**

R17/1171- Erection of a detached garage- **Approved**

5.0 Relevant Planning Policies

5.1- As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Statutory Development Plan for the area comprises the Rugby Borough Local Plan 2011-2031.

5.2- *Rugby Borough Local Plan 2011-2031 (2019)*

- GP1: Securing Sustainable Development
- GP2: Settlement hierarchy
- SDC1: Sustainable design
- SDC4: Sustainable Buildings
- D1: Transport
- D2: Parking facilities
- NE1: Protecting Designated Biodiversity and Geodiversity Assets

5.3- *Supplementary Planning Documents (SPDs)*

- Climate Change and Sustainable Design and Construction SPD (2023)

5.4- *National Planning Policy Framework, 2023 (NPPF)*

6.0 Technical consultation responses

National Gas Transmission - No objections.

National Grid Electricity - No objections.

Rugby BC Legal - No comments received.

Warwickshire CC Ecology- No objection subject to condition

Warwickshire CC Rights of Way - No objections

7.0 Third party comments

7.1- Neighbours, ward councillors and Marton Parish Council were notified. A site notice was posted. No third-party comments were received.

8.0 Assessment of proposal

The main considerations in respect of this application are;

- Section 9 Principle of development
- Section 10 Character, layout and Sustainable Design
- Section 11 Impact on neighbouring amenity
- Section 12 Highways considerations
- Section 13 Biodiversity
- Section 14 Other Considerations
- Section 15 Planning Balance and conclusion
- Section 16 Recommendation

9.0 Principle of development

- 9.1- Local Plan Policy GP1 outlines the LPA should take a positive approach that reflects the presumption in favour of sustainable development outlined in the NPPF. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Development must be determined in accordance with the development plan unless material considerations indicate otherwise. The aim of this policy is to ensure that development improves the economic, social and environmental conditions of the area.
- 9.2- This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- 9.3- Local Plan Policy GP2 states that development will be allocated and supported in accordance with the settlement hierarchy. The application site is located upon Green Belt land; as such new development will be resisted; only where national policy allows will development be permitted. Green Belt locations are ranked 5 out of 5 (lowest score) in the sequential test for development outlined in the policy.
- 9.4- The NPPF outlines that LPAs should ensure substantial weight is given to any harm to the Green Belt. Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF also states LPAs should regard the construction of new buildings as inappropriate in the Green Belt, other than where a relevant exemption applies. Section 13 paragraph 154 and 155 of the NPPF outlines a list of exceptions whereby Green Belt development can be considered acceptable in certain cases.
- 9.5- One such exemption as detailed under paragraph 154 (b) is the provision of appropriate facilities in connection with the existing use of land or a change of use for outdoor sport, outdoor recreation etc, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Impact on Openness

- 9.6- It is important to determine what factors can be taken into account when considering the potential impact of development on the openness of the Green Belt. National planning practice guidance (NPPG) states that openness is capable of having both spatial and visual dimensions.
- 9.7- It is important to note that openness is a broad policy concept which has variously been defined by the Courts as “unbuilt on land” or “the state of being free from built development, the absence of buildings – as distinct from the absence of visual impact”. The Courts have also established that the concept of openness can have a spatial aspect as well as a visual aspect. However, it is not necessarily a statement about the visual qualities of the land. Equally, the absence of visual intrusion does not in itself mean that there is no impact on the openness of the Green Belt. Any additional built development will of course reduce the openness of the immediate vicinity, however the level of harm which the proposal causes must be weighted appropriately. Likewise the proposal shall be assessed against the exception criteria in paragraphs 154 & 155 of the NPPF which national policy permits within Green Belt environments.
- 9.8- The planning statement considers the outbuilding to comprise an agricultural use and to benefit from the exemption contained within paragraph 154 (a) of the NPPF for buildings permitted for agricultural and forestry use. The Town and Country Planning Act defines agricultural practices as the following;
- “agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly. ’*
- 9.9- As detailed in the planning statement the applicant’s equipment and machinery is to be stored in the outbuilding. Some of this equipment is understood to be associated with the keeping of the applicant’s horses, however some of the machinery being stored will be used to mow and maintain the surrounding agricultural fields. So, in part the intention of the outbuilding is for agricultural purposes. However, as there is an equine association and the outbuilding is to be sited on land which is proposed to be converted to an equine use, the LPA cannot consider this proposed outbuilding alone to fall within an agricultural use and therefore it is not covered under the relevant exception detailed under 154 (a) of the NPPF. For context equine use does not fall under agricultural practices.
- 9.10- However, when considering the proposed change of use of the land to equine, the proposed outbuilding along with the stable block are both considered necessary to support this along with the wider maintenance of the applicant’s land. Therefore, the proposed developments along with the proposed change of use of the land can be applicable under paragraph 154 (b) of the NPPF only. Therefore the harm inflicted on the Green Belt openness as a result must be assessed and weighted in the planning balance accordingly.

- 9.11- The additional bulk and volume resulting from the single storey structures would be considered to have limited impact on the surrounding openness. Neither structure would be prominently viewed from the front of the property due to screening resulting from existing built form, foliage and fencing. The sides and rear of the property feature mature hedges/ foliage which partially obscure the site from view. From the sides and rear of the property (including public footpath R213) the structures would be partially visible, although these would be viewed in association with the existing dwelling and outbuildings and would contribute to the collection of existing built form. Whilst both structures would contribute to a loss of openness, existing structures would be removed to make way and the proposed would also appear subordinate to the main dwelling in close proximity.
- 9.12- The structures would occupy a very small area of the considerable grounds. The amended proposed stables building has been reduced in scale from the initial submission, to ensure this is of a modest size appropriate for accommodating 3 horses and a tack room. It is considered that the proposed stables building and use of the land can be considered appropriate development within the Green Belt in accordance with paragraph 154(b) of the NPPF.
- 9.13- With regards to the proposed outbuilding, it is noted that this would be of a taller height than the stable building. The considerable size of the applicant's land - which would also be associated with accommodating horses, growing hay for the horses etc - will inherently require considerably sized maintenance equipment and storage as detailed in the planning statement. It is accepted that this building is therefore required in connection with the maintenance of the surrounding agricultural fields (whilst to be sited on land to be classified as equine use). The LPA consider that such a building in close proximity to the dwelling is a preferable location. A building further to the rear on the surrounding fields in which it would help to maintain, would be viewed in isolation and have a greater visual impact on the openness of the Green Belt. It is therefore considered that the proposed outbuilding can be considered as appropriate development within the Green Belt in accordance with paragraph 154(b) of the NPPF.
- 9.14- The proposed materials include a timber exterior for the stable block which will provide a sympathetic appearance. Likewise, the outbuilding will comprises of Steel Cladding and provide a structure typical of an agricultural barn. Therefore, providing a limited visual intrusion of the immediate vicinity. In light of the assessment of the proposal against both Local and national planning policy, the change of use of land, and the erection of a stables building and outbuilding comply with part 154(b) of the NPPF and are therefore not considered inappropriate development within the Green Belt. The proposals therefore comply with Local Plan Policies GP1 and GP2 and the principle for this proposal is established.

10.0 Character, Layout and Sustainable Design

- 10.1- Local plan policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. It states that all development will demonstrate high quality, inclusive and sustainable design and that the proposal should aim to add to the overall

quality of the areas in which they are located. Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications against this policy.

- 10.2- The updated NPPF (2023) under section 12 paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 (a) states that buildings will add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 135 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 10.3- With reference to the Sustainable Design & Construction SPD (2023), it states that the council will consider the effect of the proposal on the scale and character of the existing building and the surrounding area and the impact of the design on the amenity of existing and future occupiers.
- 10.4- With reference to the submitted plans both for the stable block and the proposed outbuilding, the structures are considered to show a design appropriate to this location. The stables building would have a clear equine appearance comprising of a four-bay arrangement and will be made up of timber cladding with a shallow pitched roof. The outbuilding has been designed to resemble an agricultural barn. The structures would be partly screened by adjacent fencing, foliage and built form. These structures would be viewed in association with the existing dwelling and outbuildings and will appear in connection with the surrounding proposed and existing land uses.
- 10.5- Therefore, on balance, this proposal will not have a detrimental impact on the surrounding area and the proposal also uses suitable materials throughout. The size and nature of the proposed is also appropriate to the locality. This application is therefore considered to be in accordance with SDC1 of the Local Plan and section 12 of the NPPF and the Climate Change Sustainable Design and Construction Supplementary Planning Document (2023).
- 10.6- The Council has declared a 'Climate Emergency' pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level. Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions.
- 10.7- The application is accompanied by a sustainability checklist which details that the development incorporates modern standards for energy efficiency and uses environmentally friendly materials. Therefore, the development complies with Policy SDC4. Given the scale of the development and the matters that can be considered as part of a planning application, it would be considered unreasonable to request further details in this regard.

11.0 Impact on neighbouring amenity

- 11.1- Policy SDC1 in the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded. Section 12, paragraph 135 (f) of the NPPF states decisions should ensure developments provide a high standard of amenity for existing and future users.
- 11.2- The Climate Change Sustainable Design and Construction SPD 2023 states the importance of considering the effect a development would have on the neighbouring properties and the surrounding area. No third-party comments have been received.
- 11.3- Due to the nature of the development by way of its appropriate size and location away from neighbouring occupiers, the proposal will have no impact on the amenity of the surrounding area. The application site is set back by 150+ metres from the nearest neighbouring dwelling. Given this context and the intended use, it would be considered unreasonable to refuse permission on the grounds of privacy, loss of light, or overbearing impact.
- 11.4- Noise nuisance is considered unlikely given the intended use, however any allegations of noise nuisance can be addressed via separate legislation. However, appropriate conditions will be added to the decision notice in the event of an approval which will reduce additional lighting, noise pollution and no burning of waste relating to the proposal can occur on site.
- 11.5- Overall, it is considered that the impact on neighbouring properties is acceptable. This application is therefore considered to be in accordance with Policy SDC1 of the Local Plan and Section 12 of the NPPF.

12.0 Highways considerations

- 12.1- Local plan policy D1 states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. Section 9 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 12.2- The proposal poses no impact on the current access or parking situation on site. The proposal will be conditioned to private use only and therefore the impact on the highway network over and above that existing from the current residential property will be negligible.

13.0 Biodiversity

- 13.1- Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

- 13.2- Policy NE1 in the Local Plan states that the Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity. Furthermore, development will be expected to deliver a net gain in biodiversity and planning permission will be refused if significant harm to biodiversity cannot be avoided, mitigated or compensated for.
- 13.3- Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment. The planning system should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. This sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.
- 13.4- WCC Ecology team were consulted on the application and provided a stance of no objection subject to condition. A gain is shown as a result of the proposal to include 6 rural trees in the scheme. The locations proposed are appropriate and will allow trees to reach maturity and likely moderate condition. A Landscape and Ecological Management Plan condition is recommended to secure the proposals with a 30-year management of the proposals. Protected species and biodiversity are not envisaged to be impacted by the development.
- 13.5- This application is therefore in accordance with Local Plan policy NE1 along with Section 15 of the NPPF.

14.0 Other considerations

- 14.1- The Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010. In this case, the proposal is not for chargeable development due to the proposed change of use on the land and therefore is not liable for CIL based on this factor.
- 14.2- National Gas Transmission's consultation response did not provide an objection however the LPA would seek to include informatives on any permission granted to draw the applicant's attention to the close proximity to a high pressure gas pipeline - feeder.
- 14.3- The site is not within the Air Quality Management Area, however an informative would be attached to any permission granted which identifies various initiatives to assist in reducing impacts upon air quality.

15.0 Planning Balance and Conclusion

- 15.1- Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 15.2- The application seeks permission for the erection of an outbuilding and stables building, with a change of use of the parcel of land from residential curtilage to equestrian purposes.
- 15.3- On balance, the proposal is considered to comply with paragraph 154 (b) within the NPPF, which outlines that the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation etc are not considered inappropriate development, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 15.4- The additional bulk and volume resulting from the single storey structures would not be considered to have undue impact on openness of the Green Belt in a spatial or visual aspect which warrants a refusal on this aspect. From the sides and rear of the property the structures would be partially visible, although these would be viewed in association with the existing dwelling and outbuildings and appear subordinate to the dwelling. The structures would occupy a very small area of the considerable grounds and are considered to show a design appropriate to this location. The stables building would have a clear stables appearance and the outbuilding has been designed to imitate an agricultural barn. The site is set back by 150+ metres from the nearest neighbouring dwelling. There are no anticipated detrimental impacts on highways/ parking, biodiversity or sustainability. The application is therefore considered to be in accordance with both the NPPF and the Local Plan and is recommended for approval, subject to conditions and informatives.
- 15.5- This development is in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004. Therefore, it is considered that planning permission should be approved.

16.0 Recommendation

- 16.1- Planning application R24/0116 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
- 16.2- The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R24/0116

DATE APPLICATION VALID:
21-Feb-2024

APPLICANT:
Mr Marcel West,

AGENT:
Ms Michelle Hill, Simple Planning Solutions Ltd

ADDRESS OF DEVELOPMENT:
Marton Moor House,
Fields Farm Lane,
Marton,
Rugby,
CV23 9RS

APPLICATION DESCRIPTION:
Outbuilding and stables building with change of use of land from residential curtilage to equestrian purposes

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON 1:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

The development shall be carried out in accordance with the plans and documents detailed below:

Application form- 526104-ApplicationForm_v1.pdf (Received 5th February 2024).

Location Plan Site Address: Marton Moor House, Fields Farm Lane, Marton, CV23 9RS Scale 1:1250 Reference PP-12764600v1 (Received 5th February 2024).

Marton Moor House Site Plan Proposed Scale 1:500 Plan Reference Number TQRQM240291150211532 (Received 21st March 2024).

PROPOSED STABLES PL2 Scale 1:100 as shown in 526094-Scan_2024-3-21_11v1.08 (Received 21st March 2024).

PROPOSED STABLES PL1 Scale 1:100 as shown in 526096-Scan_2024-3-21_11_v1.14
(Received 21st March 2024).

DWG NO 23-21791 (Received 5th February 2024).

REASON 2:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof of the proposed stables and outbuilding shall be as specified on the application form, received by the Council on 5th February 2024 and on the plans as listed in condition 2 received by the council on the 5th February 2024 and 21st March 2024.

REASON 3:

To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

The proposed stables, outbuilding and change of use of land shall only be used for the holding of animals for private purposes and shall not be used for the holding of competitions, exhibitions, hiring of horses or other business activities.

REASON 4:

In the interest of the amenities of the locality and highway safety.

CONDITION 5:

No external lighting shall be erected on the application site in association with the change of use of the land and stables and outbuilding hereby approved unless and until full details of the type, design and location of all lighting has been submitted to and approved in writing by the Local Planning Authority.

REASON 5:

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION 6:

The development hereby permitted shall not commence until a Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include details of native species tree planting and maintenance. Details of species specified, and sourcing of plants should be included. The plan should also include details of establishment measures and management. Such approved measures shall thereafter be implemented in full.

REASON 6:

To ensure a net biodiversity gain.

CONDITION 7:

No waste in association from the change of use of land, stables or outbuilding hereby approved shall be burnt on the site.

REASON 7:

In the interests of the amenity of the surrounding area.

INFORMATIVE:

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE:

Lighting can have a harmful effect on bats impacting on their use of a roost and also their commuting routes and foraging areas. Light falling on a roost access point is likely to delay bats from emerging, which can be especially damaging around dusk as that is when there is a peak in the number of insects. In the worst-case scenario, it can cause the bats to desert the roost. Bats and roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010/2017 (as amended) (as amended), the latter of which deems them a European Protected Species. Bats, birds and other nocturnal animals should always be taken into account when lighting is being considered. It is respectfully advised that lighting is kept to a minimum around the roof area and is limited to illuminating the ground and not any possible access points or foraging corridor. For further advice on this please contact the WCC Ecological Services on 01926 418060.

INFORMATIVE:

Public footpath R213 must remain open and available for public use at all times unless closed by legal order, so must not be obstructed by parked vehicles or by materials during works.

INFORMATIVE:

The applicant must make good any damage to the surface of public footpath R213 caused during works.

INFORMATIVE:

Any disturbance or alteration to the surface of public footpath R213 requires the prior authorisation of Warwickshire County Council's Rights of Way team, as does the installation of any new gate or other structure on the public footpath.

INFORMATIVE:

No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Gas Transmission.

INFORMATIVE:

National Gas Transmission has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National Gas Transmission will take action to legally enforce the terms of the easement.

INFORMATIVE:

We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.

To visit the Land Use Planning site, please use the link below:

<https://www.hse.gov.uk/landuseplanning/methodology.htm>

INFORMATIVE:

You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Gas Transmission High Pressure gas pipelines and associated installations - requirements for third parties T/SP/SSW22.

To view the SSW22 Document, please use the link below: <https://www.nationalgrid.com/uk/gas-transmission/document/113921/download>

INFORMATIVE:

National Gas Transmission will also need to ensure that our pipelines access is maintained during and after construction.

INFORMATIVE:

If any excavations are planned within 3 metres of National Gas Transmission High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Gas Transmission representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.

INFORMATIVE:

Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been confirmed on site under the supervision of a National Gas Transmission representative. Similarly, excavation with handheld power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

INFORMATIVE:

Where existing roads cannot be used, construction traffic should **ONLY** cross the pipeline at locations agreed with a National Gas Transmission engineer. All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.

INFORMATIVE:

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 - Cathodic protection measurement techniques
- BS EN 12954:2001 - Cathodic protection of buried or immersed metallic structures – General principles and application for pipelines
- BS 7361 Part 1 - Cathodic Protection Code of Practice for land and marine applications
- National Gas Transmission Management Procedures

INFORMATIVE:

The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Gas Transmission pipeline without the prior permission of National Gas Transmission. National Gas Transmission will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Gas Transmission.

INFORMATIVE:

Please be aware that written permission from National Gas Transmission is required before any works commence within the National Gas Transmission easement strip. A National Gas Transmission representative shall monitor any works within close proximity to the pipeline to comply with National Gas Transmission specification T/SP/SSW22.

INFORMATIVE:

A Deed of Indemnity is required for any crossing of the easement including Cables Crossing. Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees. A National Gas Transmission representative shall supervise any cable crossing of a pipeline. An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.

INFORMATIVE:

Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

Reference: R24/0185

Site Address: SPARROW HALL BARN, COMBE FIELDS ROAD, COOMBE FIELDS, COVENTRY, CV7 9JP

Description: Retrospective application to retain single storey side extension to outbuilding

Web link: <https://planning.agileapplications.co.uk/rugby/application-details/39258>

Recommendation

1. Planning application R24/0185 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
2. The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

1.0 Introduction

- 1.1- Councillor Timms (Revel and Binley Woods ward) submitted a request via email for this application to be determined by Planning Committee. This request was made during the 21-day statutory consultation period. This application is being reported to Planning Committee for determination in accordance with the Council's scheme of delegation.

2.0 Description of site

- 2.1- Sparrow Hall Barn is sited in a comparatively remote location that is wholly within the West Midlands Green Belt and outside of any defined settlement boundary. It forms part of a small cluster of buildings comprising 2no. two storey semi-detached cottages adjacent to the public highway, a single storey cottage adjacent to the access road, a hotel (Premier Inn) which mostly comprises low single storey accommodation blocks arranged in a horseshoe around a small car park and a two-storey pub/ restaurant with a larger car park setting it back from the highway. Sparrow Hall Barn itself is a converted two storey building that was originally an agricultural building then a commercial premises before its later residential conversion.
- 2.2- Within the residential curtilage of Sparrow Hall Barn is the outbuilding relevant to this application. This outbuilding has been subject to various planning applications and enforcement investigations over recent times. There is also a timber stable building adjacent to the two semi-detached cottages by the highway (Combe Fields Road) and some small outbuildings associated with the cottages.
- 2.3- The site is accessed via a long private access road directly off Combe Fields Road that also serves the cottages. The hotel and pub are served by their own access, immediately adjacent to the access road and also directly off Combe Fields Road. The two 90° bends in the access road and the location of the other structures within and around the site result in the outbuilding relevant to this application not being visible from the access road until being viewed from the rear of the hotel, at which point the access drive opens out onto an open parking and turning area to the front of the building and a wide sweep round leading on to Sparrow Hall Barn.
- 2.4- There are no boundary treatments to the front or northern side of the outbuilding, low-level post and rail fencing is adjacent to the rear and southern side, meaning the outbuilding is

clearly visible from other vantage points. Open fields are sited to the rear and southern side. Further to the south is Ansty Park, a strategic employment site as identified in the Local plan.

3.0 Description of development

- 3.1- The outbuilding was originally erected under the premise of being incidental use associated with Sparrow Hall Barn and was therefore lawful under the relevant tolerances of the General Permitted Development Order 2015 (as amended) ('GPDO' hereafter). According to previous relevant applications (see section 4 of this report) the original intention was that the outbuilding was to be used as a double garage, but various modifications were made which included replacing garage doors with full height glazed doors, inserting roof lights in the rear roof slope, erecting a side extension, and creating the small yard area to the rear. The building was then marketed as independent residential accommodation and departed from its permitted incidental use and therefore constituted unlawful development. Following an enforcement investigation on the matter, a subsequent retrospective planning application was submitted to the LPA in order to regularise the conversion to residential accommodation along with a small side extension added to the structure. This was under reference number R21/1242 and was refused permission (please see section 4.2 of this report).
- 3.2- Following this refusal, the building was then used as holiday lets, again unrelated to any incidental use associated with Sparrow Hall Barn and therefore still not classed as lawful development. A new enforcement case was then opened on the matter, and a subsequent planning application was then submitted to the LPA under reference R22/0847. This application was refused and later dismissed at appeal.
- 3.3- Following the refusals to change the use of the building in applications R21/1242 & R220847, the applicant is now seeking permission to retain the side extension only. At the time of the assessment of this application, the outbuilding itself had been reverted back to an incidental use and as a result was now lawful under the GPDO. However, the side extension as part of this application is not permitted development and requires planning permission. For clarity, an enforcement site visit took place on 08/02/24. The Enforcement officer confirmed first-hand that the building was now being used for incidental residential storage. The site visit also established that the hardstanding present around the building did not require consent. The only outstanding issue was therefore the small side extension subject of this application.
- 3.4- The outbuilding is of brick and tile construction and is single storey throughout. The side extension under consideration has a length of 2.65 metres, width of 1.45 metres and an overall height of 2.45 metres. The side extension comprises of matching brickwork to the main outbuilding and has a flat pitched roof. As previous refusals from the LPA have prohibited the use of the outbuilding as living accommodation, the applicant is now seeking to retain this small extension as part of its incidental use to Sparrow Hall barn.

4.0 Planning History

4.1- There is an extensive planning background on the site, which has been considerably altered and extended throughout its history. The relevant history is listed below (NB - permitted development works are not listed). The Local Planning Authority (LPA) does not hold building regulations records, or records on whether all approved developments were undertaken.

4.2- *Listed applications;*

R02/0059/22800/P- Conversion of existing agricultural building for purposes within Class B1 (business) of the Town and Country Planning (Use Classes) Order 1987- **Approved**

R03/0617/22800/P- Conversion and change of use of agricultural building to form a dwelling
Withdrawn

R11/1594- Conversion of office to residential dwelling- **Approved**

R19/1537- The construction of a single storey extension which would extend beyond the rear by 8m and a height of 3.92m which will form a dual pitched roof- **Prior Approval Not Required**

R20/0099- Certificate of Lawfulness for erection of single storey extension to rear of dwelling and construction of a detached garage and storeroom. The conversion was carried out and has since been occupied as a dwelling. NB - The garage referred to is the building relevant to this application, although this was not built in accordance with the approved plans- **Granted**

R20/0523- Proposed single storey rear extension- **Approved**

R21/1242- Change of use of outbuilding to two studio apartments and the construction of an extension on the south elevation (retrospective). NB - The outbuilding referred to is the building relevant to this application- **Refused**

R22/0847- Retention of outbuilding and extension on the south elevation, and change of use to form two holiday lets. NB - The outbuilding referred to is the building relevant to this application- **Refused & Dismissed at appeal APP/E3715/W/23/3319990**

5.0 Technical consultation responses

RBC Environmental Health - No comments received.

WCC Ecology - No objections.

WCC Highways - No objections.

6.0 Third party comments

- 6.1- Neighbours, ward councillors and Combe Fields Parish Council were consulted. A site notice was posted.
- 6.2- Cllr Timms - objection. Concerns raised that this constitutes inappropriate development in the Green Belt. The previous refusals and dismissed appeals are material considerations.
- 6.3- Combe Fields Parish Council - objection. The extension is attached to an outbuilding which has been refused permission for use as independent accommodation/ holiday lets. The previous reasons for refusal are still relevant.

7.0 Relevant Planning Policies

- 7.1- As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Local Plan 2011-2031. Relevant policies are outlined below.

7.2- *Rugby Borough Local Plan 2011-2031 (2019)*

- GP1: Securing Sustainable Development
- GP2: Settlement Hierarchy
- GP3: Previously Developed Land and Conversions
- HS5: Traffic Generation and Air Quality, Noise and Vibration
- NE1: Protecting Designated Biodiversity and Geodiversity Assets
- SDC1: Sustainable Design
- SDC4: Sustainable Buildings
- D1: Transport
- D2: Parking Facilities

7.3- *Supplementary Planning Documents (SPDs)*

- Climate Change & Sustainable Design and Construction SPD (2023)

7.4- *National Planning Policy Framework, 2023 (NPPF)*

7.5- *Other Material Considerations*

- Appeal decision- APP/E3715/W/23/3319990 (2023)

8.0 Assessment of development

The main considerations in respect of this application are the following;

- Section 9 Principle of Development
- Section 10 Character, Layout & Sustainable Design
- Section 11 Impact on neighbouring Amenity
- Section 12 Highway considerations
- Section 13 Biodiversity
- Section 14 Other matters
- Section 15 Planning Balance and conclusion

9.0 Principle of development

- 9.1- Policy GP1 of the Local Plan states that when considering development proposals, a positive approach will be taken on development that reflects the presumption in favour of sustainable development and to secure development that improves the economic, social and environmental conditions in the area.
- 9.2- This is reflected in Section 2 of the NPPF which states that when considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development.
- 9.3- Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the settlement hierarchy. The application site is located upon Green Belt land; as such new development will be resisted; only where national policy allows will development be permitted. Green Belt locations are ranked 5 out of 5 (lowest score) in the sequential test for development outlined in the policy.
- 9.4- Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. However, in section 13 paragraph 154 and 155 of the NPPF, it outlines a list of exceptions whereby Green Belt development can be considered acceptable.

Impact on Openness

- 9.5- It is important to determine what factors can be taken into account when considering the potential impact of development on the openness of the Green Belt. National planning practice guidance (NPPG) states that openness is capable of having both spatial and visual dimensions.
- 9.6- It is important to note that openness is a broad policy concept which has variously been defined by the Courts as “unbuilt on land” or “the state of being free from built development, the absence of buildings – as distinct from the absence of visual impact”. The Courts have also established that the concept of openness can have a spatial aspect as well as a visual aspect. However, it is not necessarily a statement about the visual qualities of the land. Equally, the absence of visual intrusion does not in itself mean that

there is no impact on the openness of the Green Belt. Any additional built development will of course reduce the openness of the immediate vicinity, however the level of harm which the proposal causes must be weighted appropriately, likewise the proposal shall be assessed against the exception criteria in paragraphs 154 & 155 of the NPPF.

- 9.7- Appeal Ref: APP/E3715/W/23/3319990 (LPA ref R22/0847) was for the change of use of the outbuilding to two holiday lets and the construction (retrospective) of an extension on the south elevation. This appeal was indeed dismissed however it is important to note the assessment and considerations the inspector who came to this conclusion made. It was noted that at the time of the Inspectors visit that the building is now used as domestic storage ancillary to Sparrow Hall Barn and the appeal decision states that various items inside the building confirmed this. Since the refusal of R22/0847 the LPA are now content that the outbuilding has been reverted back to storage use and therefore falls under the GPDO due to its incidental use to Sparrow Hall barn (as noted in section 3 of this report).
- 9.8- When assessing the impact that the side extension in this application has on the Green Belt, It is important to note the Inspector's assessment in this appeal decision and the comments which were made are material considerations when determining this proposal. The Inspector agreed that Local Plan policy GP2 was the correct policy to assess this scheme under. This policy aims to resist new development in the Green Belt unless it is permissible under the NPPF.
- 9.9- The Inspectors analysis of this extension is concluded with the following statement taken from Appeal Ref: APP/E3715/W/23/3319990;
- The extension is very modest in size, particularly in comparison with the rest of the building. As such, it is not a disproportionate addition. Consequently, it falls under the exception at paragraph 149(c) (now 154) of the Framework.*
- Therefore, for the above reasons, I conclude the proposal as a whole would not include inappropriate development in the Green Belt. In these regards, it would accord with LP policy GP2 and be acceptable under the terms of the Framework's Green Belt policy.*
- 9.10- The extension is modest in size containing a length of 2.65m x width of 1.45m to a total height of 2.45m. As the remainder of the outbuilding is already present, now lawful and substantially larger than the application proposal, the extension due to its size would be subordinate to the outbuilding and is not a disproportionate addition. Therefore, the impact on the openness of the Green Belt above that which the outbuilding already causes is limited and the proposal would therefore not have a detrimental impact on the openness of the vicinity on this aspect. Having regard to the spatial and visual aspects of development, it is considered that the proposal would not cause significant and permanent harm the Green Belt by reducing its openness and complies under the exception for development as stated in 154 (c) of the updated NPPF.
- 9.11- In light of the assessment of the proposal against both Local and national planning policy, coupled with the precedent set out in the above appeal decision with regards to the impact of this modest extension on the surrounding Green Belt, the proposal is considered to comply with paragraph 154 (c) of the NPPF and as a result the principle is established under local plan policy GP2.

10.0 Character, Layout & Sustainable Design

- 10.1- Local plan policy SDC1 states that development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. It states that all development will demonstrate high quality, inclusive and sustainable design and that the proposal should aim to add to the overall quality of the areas in which they are located. Factors including the massing, height, landscape, layout, materials and access should also be a key consideration in the determination of planning applications against this policy.
- 10.2- The updated NPPF (2023) under section 12 paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 (a) states that buildings will add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 135 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 10.3- With reference to the Sustainable Design & Construction SPD (2023), it states that the council will consider the effect of the proposal on the scale and character of the existing building and the surrounding area and the impact of the design on the amenity of existing and future occupiers.
- 10.4- With reference to Drawing number 21-408-01v7, the extension is modest in size and contains a flat pitched roof to a total height of 2.45m with a floor area of circa 3.85m². The external appearance of the extension will carry a matching appearance to the remainder of the structure with identical brickwork used. Therefore, on balance, this proposal will not have a detrimental impact on the surrounding area through its design and the proposal also uses suitable materials. The size and nature of the extension is also subservient to the main outbuilding. This application is therefore considered to be in accordance with SDC1 of the Local Plan and section 12 of the NPPF and the Climate Change Sustainable Design and Construction Supplementary Planning Document (2023).
- 10.5- The Council has declared a 'Climate Emergency' pledging to take local action to contribute to national carbon neutrality targets; including recognising steps to reduce its causes and make plans to respond to its effects at a local level. Local Plan Policy SDC4 read in conjunction with the Climate Change and Sustainable Design and Construction SPD, sets out further guidance on how the development is required to demonstrate compliance with matters relating to climate change and a reduction in carbon emissions.
- 10.6- The application is accompanied by a sustainability checklist which details that the development incorporates modern standards for energy efficiency and uses environmentally friendly materials. Therefore, the development complies with Policy SDC4 through the use of energy efficient materials.

11.0 Impact on neighbouring Amenity

- 11.1- Policy SDC1 in the Local Plan states that proposals for new development will ensure that the living conditions of existing and future neighbouring occupiers are safeguarded. Section 12, paragraph 135 (f) of the NPPF states decisions should ensure developments provide a high standard of amenity for existing and future users.
- 11.2- Due to the nature of the development by way of its size, massing and location away from neighbouring occupiers, the proposal will have no impact on the amenity of the surrounding area and would not cause any additional loss of light, overbearing impact or privacy implications to the neighbouring properties above that already existing from the outbuilding.
- 11.3- Therefore, this aspect of the application is in accordance with Local Plan Policy SDC1 and section 12 of the NPPF.

12.0 Highways considerations

- 12.1- Local plan policy D1 states that sustainable transport methods should be prioritised with measures put in place to mitigate any transport issues. Section 9 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.
- 12.2- The proposal poses no impact on the current access or parking situation on site. The development is also located circa 150m from Combe Fields Rd. On this basis the Highways authority have no objection to the scheme.

13.0 Biodiversity

- 13.1- Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." The NPPF at section 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.
- 13.2- Policy NE1 of the Local Plan relates to the protection of designated biodiversity and geodiversity assets. WCC Ecology team were consulted on the application and provided a stance of no objection. It was concluded that the main outbuilding appears to have been built relatively recently and therefore it is unlikely that the building will have features suitable for protected species to access. Therefore the side extension will pose no threat to the surrounding biodiversity. This application is therefore in accordance with Local Plan policy NE1 & NE3 along with Section 15 of the NPPF.

14.0 Other matters

- 14.1- The Council's Community Infrastructure Levy (CIL) charging schedule came into effect on 1st April 2024, this is in accordance with the Planning Act 2008 and Community Infrastructure Regulations 2010. In this case, the proposal is for a minor extension to the side of an outbuilding with a floor area of circa 3.85m² and therefore is not liable for CIL based on the size of the proposal.

15.0 Planning Balance and conclusion

- 15.1- Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 15.2- The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties to an unacceptable level. The scheme would also not impact upon highway safety and biodiversity. The proposal complies with paragraph 154 (c) of the NPPF and the level of harm to the Green Belt above that posed by the existing outbuilding is limited. A precedence which was made in a previous appeal decision on the site. This development is in accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004. Therefore, it is considered that planning permission should be approved.

16.0 Recommendation

- 16.1- Planning application R24/0185 be approved subject to the conditions and informatives set out in the draft decision notice appended to this report; and
- 16.2- The Chief Officer for Growth and Investment be given delegated authority to make minor amendments to the conditions and informatives outlined in the draft decision notice.

DRAFT DECISION

REFERENCE NO:
R24/0185

DATE APPLICATION VALID:
21-Mar-2024

APPLICANT:
Mr Kieran, Haughey

ADDRESS OF DEVELOPMENT:
SPARROW HALL BARN,
COMBE FIELDS ROAD,
COOMBE FIELDS,
COVENTRY,
CV7 9JP

APPLICATION DESCRIPTION:
Retrospective application to retain single storey side extension to outbuilding.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:
This permission shall be deemed to have taken effect on 20/06/2024.

REASON 1:
To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:
The development shall be carried out in accordance with the plans and documents detailed below:

Application form 525034-ApplicationForm_v1.pdf (Received by the local authority on 22nd February 2024).

Location Plan Scale 1:1250 Drawing Number 21-408- 01v7 (Received by the local authority on 21st March 2024).

Block Plan Scale 1:500 Drawing Number 21-408- 01v7 (Received by the local authority on 21st March 2024).

Drawing Number 21-408- 01v7 (Received by the local authority on 21st March 2024).

REASON 2:
For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

The facing materials to be used on the external walls and roof shall be as specified on the application form, received by the Council on 22nd February 2024 and on plan Drawing Number 21-408- 01v7 received by the local authority on 21st March 2024.

REASON 3:

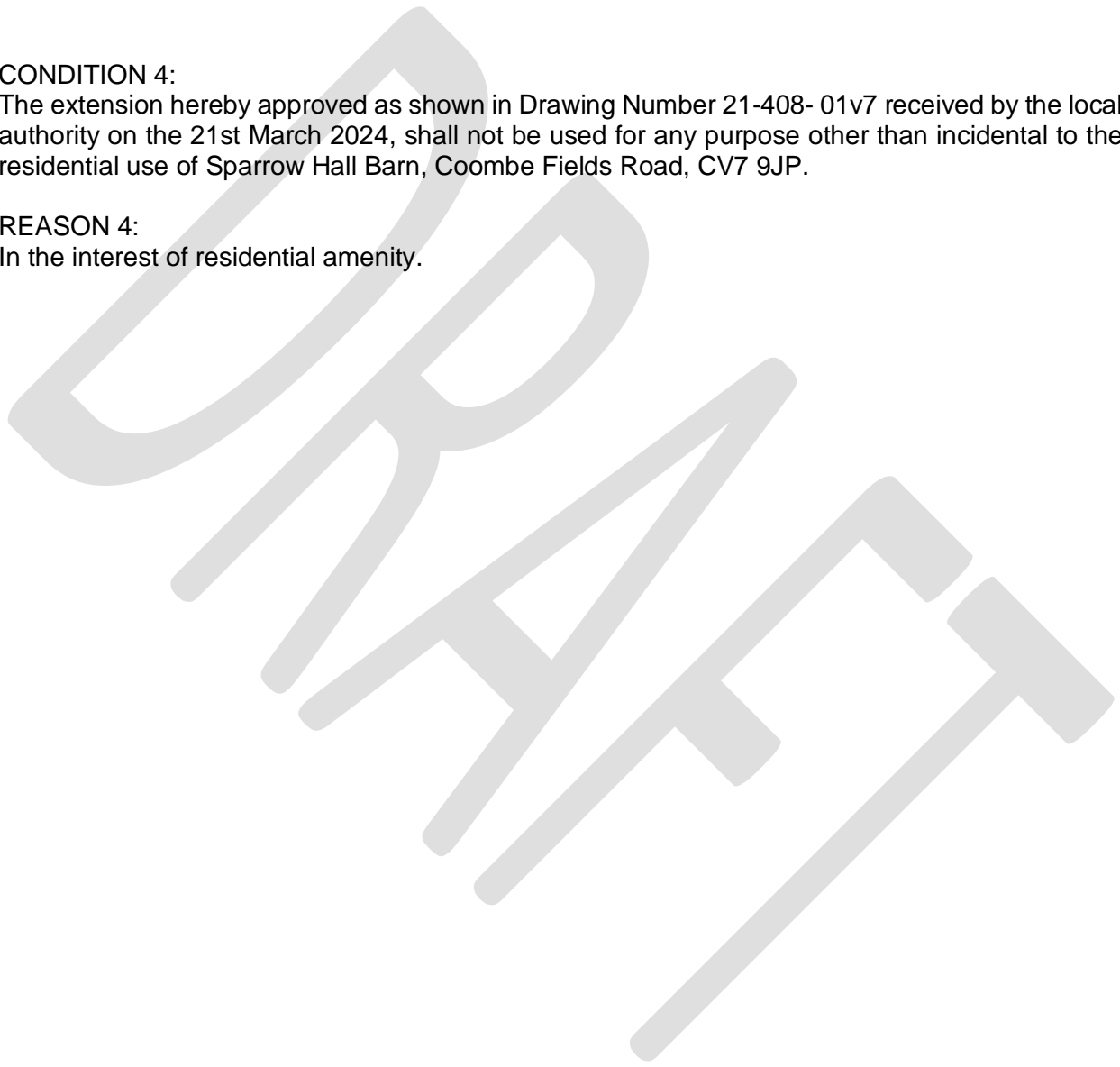
To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

The extension hereby approved as shown in Drawing Number 21-408- 01v7 received by the local authority on the 21st March 2024, shall not be used for any purpose other than incidental to the residential use of Sparrow Hall Barn, Coombe Fields Road, CV7 9JP.

REASON 4:

In the interest of residential amenity.



AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 14 March 2024 to 29 May 2024
Name of Committee:	Planning Committee
Date of Meeting:	19 June 2024
Report Director:	Chief Officer - Growth and Investment
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Chief Officer - Growth and Investment
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
Summary:	The report lists the decisions taken by the Head of Growth and Investment under delegated powers.
Financial Implications:	There are no financial implications for this report.
Risk Management Implications:	There are no risk management implications for this report.

Environmental Implications:	There are no environmental implications for this report.
Legal Implications:	There are no legal implications for this report.
Equality and Diversity:	There are no equality and diversity implications for this report.
Options:	
Recommendation:	The report be noted.
Reasons for Recommendation:	To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers.

Planning Committee - 19 June 2024

Delegated Decisions - 14 March 2024 to 29 May 2024

Public Report of the Chief Officer - Growth and Investment

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 19 June 2024

Subject Matter: Delegated Decisions - 14 March 2024 to 29 May 2024

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

DECISIONS TAKEN BY THE CHIEF OFFICER FOR GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 14/03/2024 To 01/05/2024

APPENDIX 1

Delegated

8 Weeks Advert

Applications Approved

R24/0056 36 , Church Street, Rugby,
8 Weeks Advert Warwickshire, CV21 3PU shop sign on front facade
Approval
22/03/2024

R24/0084 13, REGENT STREET, RUGBY,
8 Weeks Advert CV21 2PE Advertisement consent at 13
Approval Regent street for alterations and
25/03/2024 new signage to shop front.

R24/0102 165, MURRAY ROAD, RUGBY,
8 Weeks Advert CV21 3JR Sign over front entrance door and
Approval on southern corner of the front
12/04/2024 elevation

8 Weeks PA Applications

Applications Refused

R24/0054 33, Wise Grove, Rugby,
8 Weeks PA Warwickshire, CV21 4BA Detached outbuilding to front of
Refusal property
02/04/2024

Delegated

8 Weeks PA Applications Applications Refused

FAIRVIEW, SMEATON LANE,
RUGBY, CV23 0PS

R23/0635
8 Weeks PA
Refusal
09/04/2024

EXCHANGE CERTIFICATE OF
LAWFULNESS (REF R22/0162
FOR ONE RESIDENTIAL
CARAVAN, ONE TOURING
CARAVAN, TIMBER/METAL
SHED & SEPTIC TANK) FOR A
DWELLING WITH ECOLOGICAL
ENHANCEMENTS

R23/1230
8 Weeks PA
Refusal
09/04/2024

42, HILLMORTON MANOR
FARM, HIGH STREET, RUGBY,
CV21 4EE

Erection of three bedroom
detached dwelling, with
associated parking and amended
site access from Florin Place.

R23/0847
8 Weeks PA
Refusal
24/04/2024

Fairlight, Main Road, Ansty,
Coventry, Warwickshire, CV7
9JA

To build a single storey extension
to the side elevation of the
property and a single storey
extension to the rear of it.

R24/0141
8 Weeks PA
Refusal
25/04/2024

CARAVAN AT, JAX BARN,
FLECKNOE ROAD,
BROADWELL, RUGBY, CV23
8HS

Change of use of existing
temporary dwelling (mobile
home) to holiday let. The existing
structure and layout will remain.
New materials are proposed to
the exterior of the structure.

Delegated

8 Weeks PA Applications

Applications Approved

R23/0980 8 Weeks PA Approval 15/03/2024	76 , Monks Road, Binley Woods, Warwickshire, CV3 2BS	Erection of a double storey side and single storey rear extension
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R23/1265 8 Weeks PA Approval 15/03/2024	1, ACADEMY DRIVE, RUGBY, CV21 3UG	Remove the existing canopy to the front facade and replace it with a porch
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R23/1122 8 Weeks PA Approval 18/03/2024	38, Boughton Road, Rugby, CV21 1BJ	Proposed side extension
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R23/1158 8 Weeks PA Approval 19/03/2024	FOXLEY FARM, SOUTHAM ROAD, KITES HARDWICK, RUGBY, CV23 8AA	Erection of 7 Oak framed Holiday Lodges, Communal BBQ area, Parking facilities and Access track
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R24/0006 8 Weeks PA Approval 19/03/2024	5, Brambling Close, Rugby, Warwickshire, CV23 0WR	Remove the existing canopy to the front facade and replace it with a porch, and erect a single storey rear extension.
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R23/0466 8 Weeks PA Approval	WYVERN, LIVINGSTONE AVENUE, LONG LAWFORD, RUGBY, CV23 9BU	Demolition of existing dwelling and construction of new dwelling in its place.
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Delegated

8 Weeks PA Applications

Applications Approved

20/03/2024

R23/0702
8 Weeks PA
Approval
21/03/2024

IVY HOUSE FARM, LOWER
STREET, WILLOUGHBY,
RUGBY, CV23 8BX

Extension of an Existing Stable
Block and Development of an
Equestrian Arena/menage (30m x
50m).

R23/1088
8 Weeks PA
Approval
22/03/2024

The Old Post Office, Flecknoe
Village Road, Flecknoe,
Warwickshire, CV23 8AT

Refurbishment of an existing
house, to include new single
storey ground floor rear
extension; new roof (with removal
of chimneys); replacement of
windows and new roof lights;
general refurbishment works
including the significant
enhancement of the thermal
performance of the building; and
a garden shelter and new roof to
an existing single storey garage
to the rear; new solar photo
voltaic panels to main house roof.

R23/1109
8 Weeks PA
Approval
22/03/2024

27, Wise Grove, Rugby,
Warwickshire, CV21 4BA

2 Storey Side Extension and
single storey Rear extension

TREETOPS, SHILTON LANE,
SHILTON, COVENTRY, CV7

Installation of air source heat
pumps

Delegated

8 Weeks PA Applications Applications Approved

9LH

R24/0031
8 Weeks PA
Approval
22/03/2024

R24/0038
8 Weeks PA
Approval
22/03/2024

201, ALWYN ROAD, RUGBY,
CV22 7RD

Extension of existing dropped
kerb

R23/0380
8 Weeks PA
Approval
25/03/2024

5, CEDAR HOUSE
APARTMENTS, MOULTRIE
ROAD, RUGBY, CV21 3BD

Proposed external alterations to the building to upgrade existing apartments. The proposal includes the application of new render to the exterior of the building along with the installation of insulation in the roof area. The proposal seeks to replace existing windows with new energy efficient equivalents throughout. Some of the existing windows are also proposed to be infilled.

R24/0083
8 Weeks PA
Approval
25/03/2024

13, REGENT STREET, RUGBY,
CV21 2PE

Proposed Change of use from Jewellery Retail to Sui Generis Tattoo Studio, including Minor internal alterations and new signage to shop front.

Delegated

8 Weeks PA Applications Applications Approved

R24/0193
8 Weeks PA
Approval
25/03/2024

29, Bracken Drive, Rugby, CV22
6SL

Single storey rear extension to
property.

R23/0041
8 Weeks PA
Approval
26/03/2024

2, TOP ROAD, BARNACLE,
COVENTRY, CV7 9LE

Variation of conditions 2 and 3 of
R20/0618 to alter the details
previously approved

R24/0053
8 Weeks PA
Approval
26/03/2024

64, Malvern Avenue, Rugby,
Warwickshire, CV22 5JW

Single storey and two storey rear
extension.

R23/0504
8 Weeks PA
Approval
27/03/2024

LARBRECK, COVENTRY ROAD,
RUGBY, CV22 7RY

Demolition of existing bungalow
and construction of two-storey
detached house.

R23/0722
8 Weeks PA
Approval
27/03/2024

2-3, HIGH STREET, RUGBY,
CV21 3BG

Proposed Change of Use of First
floor above existing Drinking
establishment and extension of
existing Second-floor to create 6
1 bedroom Apartments and a
terrace area.

Delegated

8 Weeks PA Applications Applications Approved

95, CRICK ROAD, RUGBY,
CV21 4DZ

R23/0947
8 Weeks PA
Approval
28/03/2024

Two storey front extension. Part two storey and part single storey rear and side wrap around extension. Single storey outbuilding to rear. Installation of dropped kerb to facilitate new driveway.

R23/1170
8 Weeks PA
Approval
28/03/2024

45, North Road, Clifton Upon
Dunsmore, Rugby, Warwickshire,
CV23 0BN

Demolition of existing bungalow and replacement with new dwelling, improved vehicle access and associated works.

R24/0069
8 Weeks PA
Approval
28/03/2024

15, Fawsley Leys, Rugby, CV22
5QY

Changes to front and rear dormers

R24/0128
8 Weeks PA
Approval
28/03/2024

47, MEADOW VIEW, RUGBY
ROAD, LONG LAWFORD,
RUGBY, CV23 9DN

Resubmission of previously approved R23/0943 for first floor addition including three front roof dormers. 1.5 storey side extension. Single storey front and rear extensions. Render of property.

ALMSHOUSES, BIRDINGBURY

Replacement casement windows

Delegated

8 Weeks PA Applications Applications Approved

ROAD, LEAMINGTON
HASTINGS, CV23 8DY

R23/0179
8 Weeks PA
Approval
04/04/2024

R24/0062
8 Weeks PA
Approval
04/04/2024

20, FLEET CRESCENT, RUGBY,
RUGBY, CV21 4BQ

Demolition of porch, rear utility
and detached garage. New
porch, single storey rear and two
storey side extension.

R24/0041
8 Weeks PA
Approval
05/04/2024

WINDRUSH, 13, WOOD LANE,
SHILTON, COVENTRY, CV7 9JZ

Single storey rear extension and
glass veranda

R24/0118
8 Weeks PA
Approval
08/04/2024

Draycote Rangers Office,
Draycote Water, Kites Hardwick,
Rugby, CV23 8AE

Erection of Changing Places
Toilet facility.

R24/0129
8 Weeks PA
Approval
08/04/2024

15, Bowen Road, Rugby, CV22
5LF

Retrospective application for
conservatory to rear.

2, WILLIAM SIMMONDS CLOSE,

Single storey side extension

Delegated

8 Weeks PA Applications Applications Approved

RUGBY, CV22 7ZJ

R24/0152
8 Weeks PA
Approval
08/04/2024

R23/1277
8 Weeks PA
Approval
09/04/2024

Land to the rear of 10-29, Wilf
Brown Close, Rugby, CV21 1NR

Proposed replacement of a failed
timber log retaining wall within
the boundary of the residential
site.

R24/0123
8 Weeks PA
Approval
09/04/2024

17, Anson Close, Rugby,
Warwickshire, CV22 7HX

Remodelling of dwelling, single
storey rear extension,
replacement detached garage.
2.4m fence panel to side
boundary.

R23/1022
8 Weeks PA
Approval
10/04/2024

132, Lawford Lane, Bilton,
Rugby, Warwickshire, CV22 7JT

Extend existing dropped kerb

R23/1215
8 Weeks PA
Approval
10/04/2024

102, Holbrook Avenue Rugby,
CV21 2QQ

Change to first floor only to
provide 2 no. self-contained first
floor flats

4748, UNIT 3, CHAPEL

Delegated

8 Weeks PA Applications Applications Approved

R23/1260 8 Weeks PA Approval 10/04/2024	STREET, RUGBY, CV21 3EB	Change of use from Sui genesis to Class E (Cafeteria) with external alterations
R24/0068 8 Weeks PA Approval 10/04/2024	94, SOMERS ROAD, RUGBY, CV22 7DH	Converting flat roof into a pitched roof with a canopy on a single storey building.
R23/0303 8 Weeks PA Approval 11/04/2024	BOW HOUSE, BOW LANE, WITHYBROOK, COVENTRY, CV7 9LQ	The erection of a timber storage shed with a proposed floor plan of 30sq metres.
R24/0188 8 Weeks PA Approval 12/04/2024	8, Lancut Hill, Rugby, CV23 0JR	Replacement of soft landscaping to the front of the property with block paving (retrospective).
R23/1218 8 Weeks PA Approval 15/04/2024	MANOR HOUSE, 28, CHURCH HILL, STRETTON-ON-DUNSMORE, RUGBY, CV23 9NA	Erection of a new 2 metre tall timber fence
	WHITESTACKS, 38, LEICESTER ROAD, SHILTON,	

Delegated

8 Weeks PA Applications Applications Approved

COVENTRY, CV7 9HT

R24/0030
8 Weeks PA
Approval
16/04/2024

Extension and alterations, to form larger kitchen and study on the ground floor and master bedroom suite on the first floor.

R24/0176
8 Weeks PA
Approval
16/04/2024

9, FETHERSTON CRESCENT,
RYTON-ON-DUNSMORE,
COVENTRY, CV8 3EZ

Single storey rear extension.

R24/0178
8 Weeks PA
Approval
16/04/2024

2, ARKWRIGHT AVENUE,
CHURCHOVER, RUGBY, CV23
0FR

Single storey rear/side extension

R23/0997
8 Weeks PA
Approval
17/04/2024

430, LONDON ROAD,
STRETTON-ON-DUNSMORE,
RUGBY, CV23 9HN

Single storey detached annexe
(retrospective)

R23/1191
8 Weeks PA
Approval
17/04/2024

SOWE FIELDS FARM,
LENTONS LANE, ALDERMANS
GREEN, COVENTRY, CV2 1PA

Application for repair of Barn D including the addition of new timber cladding and doors along with the repair of the existing brick walls.

130, ASHLAWN ROAD, RUGBY,

Delegated

8 Weeks PA Applications Applications Approved

CV22 5EP

R24/0173
8 Weeks PA
Approval
17/04/2024

Section 73 application for the variation of condition 2 of R21/0872 - Proposed 3 No. new build dwellings. This proposal seeks to provide minor changes including window positions and door types along with a change from 4 to 5 bed properties.

R24/0163
8 Weeks PA
Approval
18/04/2024

4 FAWSLEY LEYS, RUGBY,
CV22 5QX

First floor front extension.

R24/0130
8 Weeks PA
Approval
19/04/2024

Land at Everlast Gym, Webb Ellis
Road, Rugby

Installation of height restrictor
barrier.

R24/0214
8 Weeks PA
Approval
19/04/2024

3, OVAL ROAD, RUGBY, CV22
5LH

Single-Storey Rear Extension

R23/0824
8 Weeks PA
Approval
22/04/2024

NEW INN HOUSE, 3, THE
LOCKS, RUGBY, CV21 4PP

Part demolition of existing wood
store and original toilet block,
construction of two storey
extension to form ground floor

Delegated

8 Weeks PA Applications Applications Approved

workshop and storage and first floor craft room and roof terrace and solar panels to roof

R23/1258
8 Weeks PA
Approval
22/04/2024

13 Perkins Grove, Rugby,
Warwickshire, CV21 4HU

Loft conversion including raised ridge height of existing side extension.

R23/1198
8 Weeks PA
Approval
23/04/2024

31, Orchard Way, Bilton, Rugby,
Warwickshire, CV22 7PS

Proposed single storey side and rear extension. Alter rear window to a door.

R23/1204
8 Weeks PA
Approval
23/04/2024

PRINCETHORPE RETREAT
AND CONFERENCE CENTRE,
ALBAN HOUSE, COVENTRY
ROAD, PRINCETHORPE,
RUGBY, CV23 9QF

Extension and Alterations to The Retreat including Subdivision to 4 Apartments with Associated Access and Landscaping

R24/0207
8 Weeks PA
Approval
23/04/2024

40, BENN STREET, RUGBY,
RUGBY, CV22 5LR

Conversion of a single dwellinghouse into two separate 2-bedroom residential units.

R24/0222
8 Weeks PA
Approval

MAPLE DOWN, RUGBY ROAD,
BRINKLOW, RUGBY, CV23 0LY

Proposed extensions and alterations to property.

Delegated

8 Weeks PA Applications

Applications Approved

23/04/2024

R23/1179 8 Weeks PA Approval 24/04/2024	127, HEATHER ROAD, BINLEY WOODS, COVENTRY, CV3 2DB	Proposed extensions and alterations.
R23/1172 8 Weeks PA Approval 25/04/2024	222, Alwyn Road, Bilton, Rugby, Warwickshire, CV22 7RA	two storey front extension with internal reconfigurations
R24/0110 8 Weeks PA Approval 25/04/2024	42, COVENTRY ROAD, PAILTON, RUGBY, CV23 0QB	Detached double garage to rear
R23/1020 8 Weeks PA Approval 29/04/2024	50, CLIFTON ROAD, RUGBY, CV21 3QF	Demolition of existing garage and erection of a new outbuilding with undercover parking and home office / gym and erection of gates and railings
R23/1206 8 Weeks PA Approval 30/04/2024	3, Studland Avenue, Rugby, CV21 4HW	Two storey side extension and front porch.

Delegated

8 Weeks PA Applications Applications Approved

R23/1263
8 Weeks PA
Approval
30/04/2024

65, Main Street, Long Lawford,
Rugby, CV23 9AZ

Single storey front and side wrap
around extension

R24/0098
8 Weeks PA
Approval
30/04/2024

LAVENDER COTTAGE,
COTTAGE, 3, MAIN STREET,
WITHYBROOK, COVENTRY,
CV7 9LW

Proposed detached garage

R24/0172
8 Weeks PA
Approval
30/04/2024

94, MAIN STREET, LONG
LAWFORD, RUGBY, CV23 9BB

Internal alterations, installation of
3 no. roof windows.

R24/0258
8 Weeks PA
Approval
01/05/2024

51, Coton Road, Rugby, CV21
4LW

Loft conversion with front dormer.

Certificate of Lawfulness Applications Applications Approved

The Pines, Leamington Road,
Princethorpe, CV23 9PU

Lawful development certificate for
a proposed single storey rear

Delegated

Certificate of Lawfulness Applications Applications Approved

R24/0124
Certificate of
Lawfulness
Approval
03/04/2024

extension

R24/0093
Certificate of
Lawfulness
Approval
08/04/2024

16, Whittle Close, Bilton, Rugby,
Warwickshire, CV22 6JR

Change from current gas boiler
central heating system to an Air
Source Heat Pump.

R24/0143
Certificate of
Lawfulness
Approval
09/04/2024

430, LONDON ROAD,
STRETTON-ON-DUNSMORE,
RUGBY, CV23 9HN

Lawful development certificate for
existing use of land as residential
curtilage

R24/0316
Certificate of
Lawfulness
Approval
17/04/2024

24, Portland Road, Rugby, CV21
3RX

Construction of single storey side
extension

R24/0070
Certificate of
Lawfulness
Approval

193, NORTON LEYS, RUGBY,
CV22 5RY

Delegated

Certificate of Lawfulness Applications Applications Approved

18/04/2024

Rear loft dormer conversion to main roof of house, under Class B Permitted Development - additions to the roof of the dwelling house.

R24/0133
Certificate of
Lawfulness
Approval
18/04/2024

120, MURRAY ROAD, RUGBY,
CV21 3JR

Lawful Development Certificate (proposed) - change of use of existing C3 dwellinghouse to a maximum six occupant C4 house in multiple occupation (HMO), erection of a single storey rear extension, erection of a rear dormer, installation of rooflights and external alterations

R24/0208
Certificate of
Lawfulness
Approval
18/04/2024

80, Oliver Street, Rugby,
Warwickshire, CV21 2LE

Lawful development certificate for a proposed single storey rear extension

R24/0315
Certificate of
Lawfulness
Approval
18/04/2024

42 Southey Road, Rugby, CV22
6HF

Certificate of lawfulness for a roof extension and roof lights

Delegated

Certificate of Lawfulness Applications Applications Approved

R24/0318
Certificate of
Lawfulness
Approval
22/04/2024

52, Claremont Road, Rugby,
Warwickshire, CV21 3LX

Loft conversion

R24/0317
Certificate of
Lawfulness
Approval
30/04/2024

6, Brockhurst Lane, Monks Kirby,
Warwickshire, CV23 0RA

Demolition of existing
conservatory and erection of a
single storey rear extension

Conditions Applications Refused

R23/0291
Conditions
Refusal
21/03/2024

Land South of Brownsover Lane,
Brownsover Lane, Rugby

Approval of Condition 21
(Drainage) of R14/1941 (Erection
of 14 dwelling houses, together
with the creation of new vehicular
and pedestrian access, including
the provision of landscaping and
surface water attenuation.)

Applications Approved

6, Ground Floor, Regent Place,
Rugby, CV21 2PN

Approval of details in relation to
condition 7 attached to approved

Delegated

Conditions Applications Approved

R23/0798
Conditions
Approval
18/03/2024

application R23/0017.

R23/0048
Conditions
Approval
28/03/2024

HOME FARM, MAIN STREET,
BRANDON, COVENTRY, CV8
3HW

Approval of details related to:
Condition 3 Written Scheme of
Investigation, Condition 4
Materials, Condition 5 and 6
Landscaping and Condition 14
Water Calculation - R21/0794
(Appeal
APP/E3715/W/22/3290513) -
Proposed new dwelling and
garage, detached garage, and
formation of a new highway
access

R23/0543
Conditions
Approval
02/04/2024

PLOT 5, ANSTY AERODROME
(PROSPERO ANSTY), COMBE
FIELDS ROAD, COOMBE
FIELDS, COVENTRY, CV7 9JR

Application for approval of details
relating to conditions 9 (part e)
(PV Panels), 9 (part h) (Feature
Gabion Wall with Trailing
Planting), 15 (M6 Junction 2
Mitigation Scheme), 16 (Combe
Fields Road Access and Signal)
and 22 (External Lighting) of
R21/0525 (Plot 5, Prospero
Ansty) for the erection of a
building and use for Class B8
(Storage and Distribution)

Delegated

Conditions

Applications Approved

R24/0077
Conditions
Approval
02/04/2024

PLOT 3, ANSTY AERODROME
(PROSPERO ANSTY), COMBE
FIELDS ROAD, COOMBE
FIELDS, COVENTRY, CV7 9JR

Application for approval of details relating to conditions 15 (habitat mitigation and enhancement measures) of R22/0485 (Plot 3, Prospero Ansty) for the erection of one commercial unit for flexible use within Use Classes B2 (General Industrial) and B8 (Storage and Distribution)

R23/1266
Conditions
Approval
04/04/2024

THE SARAH MANSFIELD, MAIN
STREET, WILLEY, RUGBY,
CV23 0SH

Approval of details in relation to conditions 3 (Materials), 6 (Construction Method Statement), 7 (contamination) 8 (noise assessment) 9 (bat and bird boxes) attached to R22/0012 - Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park.

R24/0158
Conditions
Approval
15/04/2024

Rugby Borough Football Club,
KILSBY LANE, RUGBY, CV21
4PN

Approval of Conditions 5 (LEMP) and 6 (Community Use Agreement) of R23/0829 (Installation of an all-weather sports pitch and mesh fencing. Construction of 2 metre wide asphalt spectator hardstanding and tarmac access path)

Delegated

Conditions

Applications Approved

R24/0326
Conditions
Approval
22/04/2024

205, LIME KILN FARM,
LONDON ROAD, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9JB

Approval of details in relation to
conditions 3 (roof lights), 4 (door),
5 (internal works) attached to
R23/1153 - Listed Building
Consent for the conversion of an
attached outbuilding into a
habitable space

R24/0271
Conditions
Approval
30/04/2024

LAND ADJACENT TO 341,
HILLMORTON ROAD, RUGBY

Erection of a dwelling house

R23/1253
Conditions
Approval
01/05/2024

Parkfield Business Park, Rugby
Western Relief Road, Rugby,
Warwickshire, CV21 1QJ

Approval of details in relation to
conditions 3- materials, 5-
Drainage, 9- vehicular
manoeuvrability, 12- floor levels,
14- construction management
plan & 17- construction
environmental management plan
attached to R23/0454 .

Discharge of Conditions

Delegated

Discharge of Conditions

R23/0336	CORN DRIER, FLECKNOE STATION ROAD, FLECKNOE CV23 8AY	Approval of conditions 4 (Archaeology), 5 (Ecology) and 10 (Highways drainage) of R22/0556 (Demolition of existing Corn Drier tower and construction of 3 bedroomed house)
19/04/2024		

Applications Approved

R23/1266	THE SARAH MANSFIELD, MAIN STREET, WILLEY, RUGBY, CV23 0SH	Approval of details in relation to conditions 3 (Materials), 6 (Construction Method Statement), 7 (contamination) 8 (noise assessment) 9 (bat and bird boxes) attached to R22/0012 - Use of first floor of public house as letting bedrooms and erection of two dwellings in rear car park.
04/04/2024		

R23/0829	Rugby Borough Football Club, KILSBY LANE, RUGBY, CV21 4PN	Installation of an all-weather sports pitch and mesh fencing. Construction of 2 metre wide asphalt spectator hardstanding and tarmac access path
15/04/2024		

Demolition of existing Corn Drier
tower and construction of 3

Delegated

Discharge of Conditions Applications Approved

R22/0556	CORN DRIER, FLECKNOE STATION ROAD, FLECKNOE CV23 8AY	bedroom dwelling
19/04/2024		
R23/1153	205, LIME KILN FARM, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB	Listed Building Consent for the conversion of an attached outbuilding into a habitable space
22/04/2024		
R24/0326	205, LIME KILN FARM, LONDON ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9JB	Approval of details in relation to conditions 3 (roof lights), 4 (door), 5 (internal works) attached to R23/1153 - Listed Building Consent for the conversion of an attached outbuilding into a habitable space
22/04/2024		

Listed Building Consent Applications Applications Approved

R24/0171	THE MANOR HOUSE, MILLERS LANE, MONKS KIRBY, RUGBY, CV23 0RJ	Internal Dampproofing work including Removing existing plaster finish to the walls highlighted on the sketch plan; Fixing Delta 3mm mesh membrane to those walls using delta plugs and delta tape to seal
Listed Building Consent Approval		
19/03/2024		

Delegated

Listed Building Consent Applications Applications Approved

any joints; Render and skim finish

R23/1153
Listed Building Consent
Approval
27/03/2024

205, LIME KILN FARM,
LONDON ROAD, STRETTON-
ON-DUNSMORE, RUGBY, CV23
9JB

Listed Building Consent for the
conversion of an attached
outbuilding into a habitable space

R24/0179
Listed Building Consent
Approval
17/04/2024

2729, THE OLD FORGE, MAIN
STREET, STRETTON UNDER
FOSSE, RUGBY, CV23 0PF

Listed building consent to re-
plaster internal walls

R24/0044
Listed Building Consent
Approval
24/04/2024

CLOCK HOUSE, FRANKTON
ROAD, BIRDINGBURY, RUGBY,
CV23 8EW

This application seeks Listed
Building Consent for the
replacement of the front door and
door surround (sidelights and
overlight) on the southern aspect,
and the replacement of a
casement window on the
northern aspect of Clock House,
a Grade II listed building. The
door and door surround are not
original features (the building was
originally a stable block) but date
to the late twentieth century. The
door is referred to in the listing as
a "late C20 six-panelled door".
The door and surround handle
damp weather and rain poorly,
swelling and sticking and, in

Delegated

Listed Building Consent Applications Applications Approved

some circumstances, not shutting or being capable of being secured (the locks do not align, causing a safety and security hazard). Furthermore, there is ingress of rain under the door, when the rain is heavy, soaking the mat on the inside. The door surround is in places rotten and the single glazing in the sidelights and overlights offer poor insulation, leading to loss of heat from the door. The proposal will reduce heat loss from the property and improve its sustainability, as well as making it possible to secure the property in inclement weather. The casement window frame is in places rotten and the window is single glazed and offers poor insulation. The proposal will bring the insulating standard of the window up to a more acceptable level, thereby contributing to a reduction in the leakage of heat from the property, enabling it to become more energy efficient and reducing its carbon footprint and negative impact on the climate.

Delegated

Prior Approval Applications

Prior Approval Applications

R24/0013 Telecoms Prior Approval Required and Approved 15/03/2024	HILLCREST FARM, CLAYHILL LANE, LONG LAWFORD, RUGBY, CV23 9BG	Prior approval for the installation of a 20m telecommunications pole, accommodating 3 no. antennas and ancillary equipment thereto
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R24/0091 Prior Approval Extension Not Required 15/03/2024	27, Selborne Road, Rugby, CV22 7QA	PAX - Erection of a single storey rear extension.
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R24/0161 Agriculture Prior Approval Not Required 15/03/2024	FAR FARM, LUTTERWORTH ROAD, BURTON HASTINGS, NUNEATON, CV11 6RA	Prior Approval: Building for agricultural/forestry use
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R21/1130 Prior Approval change of use Required and Approved 28/03/2024	MARSTON MILL FARM, PRIORY ROAD, WOLSTON, COVENTRY, CV8 3FX	Prior Approval: Change of use - agriculture to 3 no. dwellings
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R24/0121 Telecoms Prior Approval Required and Approved 28/03/2024	105, BROAD STREET RFC, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2AY	Prior approval application for 25m lattice tower and headframe on 5mx5mx1.05m concrete base, with 12No. Antennas, 2No. 300mm Dishes, 2No. 600mm
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Delegated

Prior Approval Applications

Prior Approval Applications

Dishes, 7No. Cabinets and associated ancillary works.

R24/0071
Prior Approval change
of use
Required and Approved
02/04/2024

SOWE FIELDS FARM,
LENTONS LANE, ALDERMANS
GREEN, COVENTRY, CV2 1PA

CLASS Q PRIOR APPROVAL
FOR THE CONVERSION OF
AGRICULTURAL BARNs TO 4
NO. RESIDENTIAL
DWELLINGHOUSES (CLASS
C3).

R24/0183
Non-domestic solar
prior approval
Not Required
15/04/2024

Moto Hospitality Ltd, Rugby
Motorway Services Junction 1
M6, Leicester Road, Churchover

Application under Part 14, Class
J of the Town and Country
Planning (General Permitted
Development) (England) Order
2015 for the Installation of 926
roof mounted solar panels and
associated equipment.

R24/0227
Agriculture Prior
Approval
Not Required
22/04/2024

Calcutt House Farm, Calcutt
Lane, Lower Shuckburgh,
Warwickshire, NN11 6EA

Application to determine if prior
approval is required for a
proposed: Erection, Extension or
Alteration of a Building for
Agricultural or Forestry use

R24/0293
Agriculture Prior
Approval
Not Required
22/04/2024

HIGHWOOD FARM, COVENTRY
ROAD, BRINKLOW, RUGBY,
CV23 0NJ

Prior approval for circular pre-
fabricated agricultural digestate
slurry store.

Delegated

Prior Approval Applications

Prior Approval Applications

R24/0272
Telecoms Prior
Approval
Withdrawn by
Applicant/Agent
30/04/2024

OLD LAURENTIAN RFC,
FENLEY FIELD, LIME TREE
AVENUE, RUGBY, BILTON,
CV22 7QT

Prior Approval: Development for
electronic communications
network

Withdrawn Applications

Applications Withdrawn

R23/0857
8 Weeks PA
Withdrawn by
Applicant/Agent
26/04/2024

117, NEWBOLD ROAD, RUGBY,
CV21 2NZ

Construction at lower ground
level of 9no. residential units and
site layout alterations to serve
apartments approved by planning
permission R19/0902 (Variation
of Condition 2 of Planning
Application R17/2113(Approved
Plans)- Residential development
comprising part-3/part-4 and
part-5 storey building
incorporating 98no. apartments,
reconfiguration of existing
access, provision of 61 parking
spaces, cycle and refuse
provision planting and
landscaping) and subsequent
application R19/1496 - The
extension of the approved

Delegated

Withdrawn Applications Applications Withdrawn

scheme at 117 Newbold Road,
Rugby from 98 apartments to 122
apartments including the
provision of 73 parking spaces,
secure cycle and refuse storage
and new planting and
landscaping

DECISIONS TAKEN BY THE CHIEF OFFICER FOR GROWTH AND INVESTMENT UNDER DELEGATED POWERS

Report Run From 02/05/2024 To 29/05/2024

APPENDIX 2

Delegated

8 Weeks Advert

Applications Approved

R24/0052 8 Weeks Advert Approval 02/05/2024	2 , CASTLE MOUND WAY, RUGBY, WARWICKSHIRE, CV23 0WA	Replacement of existing signage at entry to site & replacement of existing fascia signage.
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R24/0155 8 Weeks Advert Approval 20/05/2024	UNITS 6 & 7, SWAN CENTRE, CHAPEL STREET, RUGBY, CV21 3EB	Two internally applied window vinyls
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8 Weeks PA Applications

Applications Refused

R24/0162 8 Weeks PA Refusal 03/05/2024	ORCHARD BARN, COPSTON LANE, COPSTON MAGNA, LUTTERWORTH, LE17 5BA	Two storey side extension
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R23/1079 8 Weeks PA Refusal 10/05/2024	MARSTON HALL FARM, PRIORY ROAD, WOLSTON, COVENTRY, CV8 3FX	CONVERSION OF AGRICULTURAL BUILDINGS TO 5 RESIDENTIAL UNITS AND ASSOCIATED WORKS, INCLUDING DEMOLITION OF TWO BARNs AND ERECTION
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Delegated

8 Weeks PA Applications Applications Refused

OF NEW CARTSHED BUILDING
FOR PARKING

R23/1257
8 Weeks PA
Refusal
28/05/2024

MAGPIE LODGE FARM,
LILBOURNE ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0BB

It is proposed to convert an
existing garage to a residence.

Applications Approved

R23/0813
8 Weeks PA
Approval
02/05/2024

1B3 (STAIRCRAFT),
PROSPERO ANSTY
(FORMERLY ROLLS-ROYCE),
ANSTY AERODROME, COMBE
FIELDS ROAD, COOMBE
FIELDS, COVENTRY, CV7 9JR

Change of use of existing
ancillary office floorspace (Unit
1B3) from Use Class B2/B8 to
Use Class E(g)(i) and associated
works

R24/0182
8 Weeks PA
Approval
02/05/2024

MOAT HOUSE, 3, BROOKSIDE,
STRETTON-ON-DUNSMORE,
RUGBY, CV23 9LY

Retrospective application for
retention of outbuilding

R24/0212
8 Weeks PA
Approval
02/05/2024

THE COTTAGE, PRIORY HILL,
RUGBY ROAD, WOLSTON,
COVENTRY, CV8 3FZ

First floor extension to rear,
single storey extension to side of
dwelling

Delegated

8 Weeks PA Applications

Applications Approved

R24/0245

8 Weeks PA

Approval

02/05/2024

SHOULDER OF MUTTON INN,
BROOKSIDE, STRETTON-ON-
DUNSMORE, RUGBY, CV23
9LY

Minor alterations to soft and hard landscaping areas from those previously approved under R20/0341 - removal of side porch, proposed crossover and off-street parking bay accessed from Manor Drive.

R24/0002

8 Weeks PA

Approval

03/05/2024

JD Gyms, 90 Newbold Road,
Rugby, CV21 1DH

Variation of Condition 7 for R15/1465 to allow JD Gyms to operate at the premises 24 hours a day, seven days a week.

R24/0235

8 Weeks PA

Approval

03/05/2024

LINDON, RUGBY ROAD, LONG
LAWFORD, RUGBY, CV23 9DN

Single storey rear extension

R24/0223

8 Weeks PA

Approval

07/05/2024

59, Fisher Avenue, Rugby,
Warwickshire, CV22 5HW

Single storey side and rear extension and external alterations

PIERCES BARN, MONTILO
LANE, HARBOROUGH MAGNA,

Delegated

8 Weeks PA Applications Applications Approved

RUGBY, CV23 0HE

R24/0219
8 Weeks PA
Approval
08/05/2024

Single storey extension,
conversion of outbuildings to form
a boot room, 3 new windows and
solar panels.

R23/1264
8 Weeks PA
Approval
09/05/2024

PARK FARM, SPRING ROAD,
BARNACLE, COVENTRY, CV7
9LG

Proposed Enclosed Slurry Store
and Silage Feed Clamp

R24/0032
8 Weeks PA
Approval
10/05/2024

52, PERCIVAL ROAD, RUGBY,
CV22 5JT

Proposed single storey rear
extension and proposed first floor
side extension to build over
existing ground floor side
extension.

R24/0302
8 Weeks PA
Approval
10/05/2024

46 HAMPDEN WAY, BILTON,
RUGBY, CV22 7NW

Ground floor rear extension.

R23/0512
8 Weeks PA
Approval
13/05/2024

APPLETREE FARM, FARM
LANE, EASENHALL, RUGBY,
CV23 0JB

Erection of a timber stable

R24/0164

Delegated

8 Weeks PA Applications

Applications Approved

8 Weeks PA
Approval
13/05/2024

Construction Compound For A46,
Brinklow Road, Binley Woods,
Land off Brinklow Road,
Coventry, Binley

Variation of Condition 3
(Temporary Permission) relating
to planning permission R20/0462
- Change of use and the erection
of a temporary construction
compound on fallow agricultural
land (to serve the A46 Coventry
Junctions improvements (Binley)
and (Walsgrave) schemes).

R24/0170
8 Weeks PA
Approval
13/05/2024

1, Glebe Crescent, New Bilton,
Rugby, Warwickshire, CV21 2HG

Single storey side and rear
extension

R23/1173
8 Weeks PA
Approval
14/05/2024

RYTON FIELDS FARM,
WOLSTON LANE, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3ES

PROPOSED SIDE EXTENSION
TO EXISTING ANNEX LARGER
PORCH TO THE FRONT

R24/0247
8 Weeks PA
Approval
14/05/2024

56, Derwent Close, Rugby,
Warwickshire, CV21 1JX

Single storey rear extension

37, SCHOOL STREET, RUGBY,

Proposed dropped kerb.

Delegated

8 Weeks PA Applications Applications Approved

CV21 4BW

R24/0260
8 Weeks PA
Approval
14/05/2024

R24/0288
8 Weeks PA
Approval
14/05/2024

23 HILLARY ROAD,
OVERSLADE, RUGBY, CV22
6EU

PROPOSED SECOND FLOOR
EXTENSION TO SIDE OF
DWELLING. NEW CANOPY
ABOVE FRONT DOOR WITH
OAK POST AND BRICK BASE.

R22/1259
8 Weeks PA
Approval
16/05/2024

34, LIME TREE AVENUE,
RUGBY, CV22 7QT

Single storey detached garage to
the front of the property

R24/0104
8 Weeks PA
Approval
16/05/2024

STRETTON HOUSE, FOSSE
WAY, STRETTON-ON-
DUNSMORE, RUGBY, CV23 9JF

The proposed redevelopment of
a stable block into a residential
dwelling (variation of approved
planning application reference
R20/0357).

R24/0167
8 Weeks PA
Approval
16/05/2024

24 CAMPION WAY,
BROWNSOVER, RUGBY, CV23
0UR

Heat pump installation

Delegated

8 Weeks PA Applications Applications Approved

R23/0913 8 Weeks PA Approval 17/05/2024	NAVIGATION FARM, LONGDOWN LANE, WILLOUGHBY, RUGBY, CV23 8AG	Construction of an Agricultural Building
R23/0914 8 Weeks PA Approval 17/05/2024	NAVIGATION FARM, LONGDOWN LANE, WILLOUGHBY, RUGBY, CV23 8AG	Construction of an Agricultural Building
R23/0959 8 Weeks PA Approval 17/05/2024	WARREN FARM HOUSE, HIGH STREET, RYTON-ON- DUNSMORE, COVENTRY, CV8 3FH	Erection of a 3 bedroom link- detached 2 storey dwelling (retrospective)
R24/0187 8 Weeks PA Approval 17/05/2024	49, Wordsworth Road, Rugby, Warwickshire, CV22 6HZ	Double storey side and single storey rear extension (retrospective resubmission of previously approved R23/0064)
R24/0263 8 Weeks PA Approval 21/05/2024	59 , Monks Road, Binley Woods, Warwickshire, CV3 2BQ	Single storey side and rear extension, new pitched roof, porch extension.
	22, WATLING CRESCENT,	Construction of new rear dormer.

Delegated

8 Weeks PA Applications Applications Approved

NEWTON, RUGBY, CV23 0AH

R24/0096
8 Weeks PA
Approval
22/05/2024

R24/0021
8 Weeks PA
Approval
23/05/2024

3, Iris Cottage, Main Street,
Monks Kirby, Rugby,
Warwickshire, CV23 0QX

Single storey side and rear
extensions in materials to match
existing house.

R23/0356
8 Weeks PA
Approval
29/05/2024

1, FLEET CRESCENT, RUGBY,
RUGBY, CV21 4BQ

Garage conversion and
associated works

R23/1126
8 Weeks PA
Approval
29/05/2024

16, Cypress Road, Rugby,
Warwickshire, CV21 1SA

Air source heat pump to western
side of dwelling

R24/0283
8 Weeks PA
Approval
29/05/2024

Tigh'Na'Mara, Pudding Bag Lane,
Thurlaston, Rugby, CV23 9JZ

Front and rear single storey
extensions. Replacement garage
after demolition of existing.

Delegated

Certificate of Lawfulness Applications

Applications Refused

R24/0282 Certificate of Lawfulness Refusal 16/05/2024	89 , King Edward Road, Rugby, Warwickshire, CV21 2TE	Lawful Development Certificate (Proposed) - Single storey rear extension and flat roof dormer extension
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Applications Approved

R24/0266 Certificate of Lawfulness Approval 09/05/2024	16, William Street, Rugby, CV21 3HA	Proposed Certificate of Lawfulness: C3 Dwellinghouse to C4 HMO
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R24/0249 Certificate of Lawfulness Approval 13/05/2024	15 , Great Balance, Brinklow, Warwickshire, CV23 0NL	Proposed single storey rear extension
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R24/0329 Certificate of Lawfulness Approval 16/05/2024	IVY BARN, LOWER STREET, WILLOUGHBY, RUGBY, CV23 8BX	Certificate of lawfulness for proposed outbuilding
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Delegated

Conditions

Applications Approved

R24/0119
Conditions
Approval
08/05/2024

48, North Road, Clifton Upon
Dunsmore, Rugby, CV23 0BN

Approval of details in relation to conditions 3 (external surfaces materials), 4 (hard surfaces), 6 (air quality) and 8 (LEMP) attached to R23/0778 - Replacement dwelling and associated works

R24/0401
Conditions
Approval
09/05/2024

St Gabriels C Of E Academy,
HOULTON WAY, RUGBY, CV23
1AN

Approval of Condition 5 (Landscape Materials Schedule) of R16/0860. (Application for reserved matters approval for construction of a 3 form entry primary school in Key Phase 1 of the Radio Station Rugby development with associated (vehicular, cycle and pedestrian) access, hard and soft landscaping and lighting, laying out and grading of playing fields including associated drainage works, boundary treatments, car and cycle parking provision and engineering works, including provision of drainage and utilities infrastructure including construction of substation, and ground re-modelling.)

R23/0761
Conditions
Approval

6, Beresford House, Regent
Place, Rugby, CV21 2PN

Delegated

Conditions

Applications Approved

14/05/2024

Approval of details in relation to conditions 3, 4, 5, 6, 8, 9 attached to R23/0017 - Conversion/ extension of buildings from a mixed use of residential office space to use as four residential flats (Use Class C3)

R24/0210
Conditions
Approval
14/05/2024

SHERWOOD FARM, RUGBY
ROAD, BINLEY WOODS,
COVENTRY, CV3 2BE

Application for Discharge of Conditions 4, 5, 9, 13, 14, 15, 16, 17 and 25 imposed on planning permission ref: R21/1020 for 'S73 application for the variation/removal of conditions 2 and 22 of planning permission R18/2076- Demolition of existing buildings, change of use of pasture land to domestic residential curtilage to serve Sherwood Farm and the erection of 80 dwellings with associated access, infrastructure works and public open space' approved 30/11/2021

R24/0254
Conditions
Approval
14/05/2024

DUNCHURCH METHODIST
CHURCH, CAWSTON LANE,
DUNCHURCH, RUGBY, CV22
6QE

Approval of details in relation to condition 3 (new door) attached to R23/0174 - Change of use from Church to a Montessori Nursery, including alteration of 1

Delegated

Conditions Applications Approved

no. south-west windows to doors.
Creation of external activity area
and associated parking and bin
storage.

R24/0381
Conditions
Approval
14/05/2024

LARBRECK, COVENTRY ROAD,
RUGBY, CV22 7RY

Approval of details in relation to
condition 4 (materials) attached
to R23/0504 - Demolition of
existing bungalow and
construction of two-storey
detached house.

R24/0201
Conditions
Approval
15/05/2024

Rainsbrook Crematorium and
Cemetery, Ashlawn Road,
Rugby, CV22 5QQ

Approval of details in relation to
conditions 6 (archaeology), 8
(drainage), 9 (groundwater and
surface water monitoring scheme
and a shallow land drainage
scheme), 13 (ecological method
statement for construction), 14
(habitat management plan), 18
(construction management plan)
and 20 (hard and soft
landscaping) attached to
R11/0330 predominantly for the
revised burial areas.

R24/0137
Conditions
Approval
23/05/2024

CAWSTON HOUSE,
THURLASTON DRIVE, RUGBY,
RUGBY, CV22 7SE

Approval of details: Condition 18
- refrigeration and air handling
plant, Condition 20 -
Contamination, Condition 24 -

Delegated

Conditions Applications Approved

Carbon emissions reduction and Condition 26 - Electric Vehicle Charging Points - relating to application - R22/0616 - Variation of Condition 2: amendment to approved plans (reference E665) - Extension to Lime Tree Village to form CCRC including 30 bed care home, 47 extra care cottages (Use Class C2) 12 extra care apartments (use class C2) associated communal facilities, open space, and car parking - Substitution of 10 approved extra care cottages with 10 extra care cottages with changed design and layout.

Discharge of Conditions

R24/0327 Site Of Fromer Inwoods House,
Ashlawn Road, Dunchurch

08/05/2024

Approval of details:
Condition 3 - Materials
Condition 4 - Broadband
Condition 5 – Water Limit 110
Litres
Condition 6 - Electric vehicle
charging point
Condition 7 - Written Scheme of
Investigation (WSI)
(archaeological)

Delegated

Discharge of Conditions

Condition 9 - Construction Management Plan (EH)
Condition 10 – Contaminated Land (EH)
Condition 11 - Construction Environmental Management Plan (Ecology)
Condition 12 - Landscape and Ecological Management Plan (Ecology)
Condition 13 - Bats and lighting (Ecology)
Condition 14 - Arboricultural method statement and tree protection plan (Tree Officer)
Condition 15 - Tree planting (Tree Officer)
Condition 16 – Bin and Cycle Store
Condition 26 - Construction Management Plan (Highways)
Condition 28 – Highway works
Condition 29 – Cycle way
Condition 32 – Parking and Cycle Storage (Highways)
Condition 35 – Parking
Condition 36 – Fire Service Access
Condition 37 – Phasing Plan - relating to application - R23/0491 - Proposed construction of 25 no. residential dwellings.

Delegated

Discharge of Conditions

Site Of Fromer Inwoods House,
Ashlawn Road, Dunchurch

R24/0327

13/05/2024

Approval of details:

Condition 3 - Materials

Condition 4 - Broadband

Condition 5 – Water Limit 110
Litres

Condition 6 - Electric vehicle
charging point

Condition 7 - Written Scheme of
Investigation (WSI)
(archaeological)

Condition 9 - Construction
Management Plan (EH)

Condition 10 – Contaminated
Land (EH)

Condition 11 - Construction
Environmental Management Plan
(Ecology)

Condition 12 - Landscape and
Ecological Management Plan
(Ecology)

Condition 13 - Bats and lighting
(Ecology)

Condition 14 - Arboricultural
method statement and tree
protection plan (Tree Officer)

Condition 15 - Tree planting
(Tree Officer)

Condition 16 – Bin and Cycle
Store

Condition 26 - Construction
Management Plan (Highways)

Condition 28 – Highway works

Delegated

Discharge of Conditions

Condition 29 – Cycle way
Condition 32 – Parking and Cycle
Storage (Highways)
Condition 35 – Parking
Condition 36 – Fire Service
Access
Condition 37 – Phasing Plan
- relating to application -
R23/0491 - Proposed
construction of 25 no. residential
dwellings.

Listed Building Consent Applications

Applications Approved

R23/1222 ANSTY HALL HOTEL, MAIN
Listed Building Consent ROAD, Ansty, COVENTRY, CV7
Approval 9HZ
20/05/2024

Listed Building consent for
internal ground floor alteration
works to Ansty Hall Hotel (part
retrospective).

Prior Approval Applications

Prior Approval Applications

R24/0273 Land North of Withybrook Road,
Telecoms Prior Withybrook Road, Bedworth,
Approval CV12 9JW
Required and Approved
02/05/2024

The installation of a new 25m-
high telecommunications lattice
tower supporting 2no.
headframes to accommodate
antennas and transmission

Delegated

Prior Approval Applications

Prior Approval Applications

dishes, plus ground-based equipment cabinets within a secure, fenced compound

R24/0339
Agriculture Prior
Approval
Not Required
09/05/2024

Land situated to the north of Main Street, Home Farm, Main Street, Broadwell, Rugby, CV23 8HB

Prior Approval: Building for agricultural/forestry use

R24/0252
Prior Approval change
of use
Required and Approved
13/05/2024

WOLVEY LODGE BUSINESS CENTRE, CLOUDESLEY BUSH LANE, WOLVEY, HINCKLEY, LE10 3HB

Prior Approval: Change of use – commercial/business/service to dwellinghouses under Schedule 2, Part 3, Class MA Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

R24/0359
Prior Approval
Extension
Not Required
17/05/2024

48, Fleet Crescent, Rugby, CV21 4BG

Prior approval for erection of single storey rear extension projecting 4.5metres from the original rear elevation of the dwelling, 2.9metres to the eaves height, with a maximum height of 2.9metres.

Land at Hydes Pasture, Watling Street, Burbage, Hinckley, LE10

Agricultural prior approval for alteration to an existing track

Delegated

Prior Approval Applications

Prior Approval Applications

3ED

R24/0439
Agriculture Prior
Approval
Not Required
22/05/2024

R24/0298
Prior Approval change
of use
Required and Approved
23/05/2024

5 REGENT STREET,
RUGBY,
CV212PE

Prior Approval: Change of use of
first and second floor offices to
dwelling houses under Schedule
2, Part 3, Class MA Town and
Country Planning (General
Permitted Development)
(England) Order 2015 (as
amended).

R24/0426
Prior Approval
Extension
Returned by Planning
Dept
23/05/2024

18, SHAKESPEARE GARDENS,
RUGBY, CV22 6HH

Proposed single storey rear
extension measuring: rear 4m,
height 3m, height to eaves 2.7m.

R24/0299
Prior Approval change
of use
Required and Approved
28/05/2024

1 REGENT STREET,
RUGBY
,
CV21 2PE

Prior approval application for
change of use of first and second
floor offices to dwelling houses
(resubmission of previously
approved application R19/0079).
