



11 July 2022

## PLANNING COMMITTEE - 20 JULY 2022

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 20 July 2022 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  
Executive Director

***Note: Members 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 Member 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 Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member 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 meeting held on 22 June 2022.
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 – 9 June to 29 June 2022

## **PART 2 – EXEMPT INFORMATION**

There is no business involving exempt information to be transacted.

### **Membership of the Committee:**

Councillors Gillias (Chairman), Mrs Brown, Daly, Eccleson, Mrs Hassell, Lawrence, Lewis, Mrs Maoudis, Sandison, Slinger, Srivastava and Willis

***If you have any general queries with regard to this agenda please contact Veronika Beckova, Democratic Services Officer (01788 533591 or e-mail [veronika.beckova@rugby.gov.uk](mailto:veronika.beckova@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](http://www.rugby.gov.uk/speakingatplanning)).*

**Planning Committee – 20 July 2022**

**Report of the Chief Officer for Growth and Investment**

**Applications for Consideration**

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

- Applications recommended for refusal with the reason(s) for refusal (pink pages on the printed version of the agenda)
- Applications recommended for approval with suggested conditions (yellow pages on the printed version of the agenda)

**Recommendation**

The applications be considered and determined.

## APPLICATIONS FOR CONSIDERATION – INDEX

### Recommendations for refusal

There are no applications recommended for refusal to be considered.

### Recommendations for approval

<b>Item</b>	<b>Application Ref Number</b>	<b>Location site and description</b>	<b>Page number</b>
1	R21/0894	32 High Street, Rugby CV21 3BW The renovation and conversion of the existing buildings at 30 and 32 High Street and 15 Sheep Street (excluding most of the ground floor at 30-32) to provide residential accommodation consisting of 32 units including rooftop penthouse extensions and alterations to the existing building facades.	3
2	R22/0428	1 Avro House, Bath Street, Rugby CV21 3JF Change of use from offices to 11 room HMO. Single-storey rear extension and first floor extensions to the south side, to include 4 no. roof lights. Insertion of ground floor windows to existing west elevation and enlargement of ground floor window to existing east elevation.	18
3	R22/0301	208 Dunchurch Road, Rugby CV22 6HR Renewal of permission R18/2026 - Erection of one dwelling and side extension to the existing property.	30

**Reference: R21/0894**

**Site Address: 32 HIGH STREET**  
**RUGBY**  
**WARWICKSHIRE**  
**CV21 3BW**

**Description:** The renovation and conversion of the existing buildings at 30 and 32 High Street, and 15 Sheep Street (excluding most of the ground floor at 30-32 ) to provide residential accommodation consisting of 32 units, including rooftop penthouse extensions and alterations to the existing building facades.

**Recommendation**

Approve subject to Conditions

**1 Background:**

This application is being reported to Planning Committee for determination because the proposed development falls within the definition of major developments.

**2 Description of site**

The application site is the former Woolworths Building which is a 1950's infill development and a four storey structure within an Edwardian street. The building has dual frontages onto both Sheep Street and High Street. There is a large retail unit on the ground floor with entrances from High Street and Sheep Street. The retail unit is excluded from the application and retaining its commercial use.

The Sheep Street elevation is predominantly red brick, whilst the High Street Elevation is predominantly faced in Portland stone. Both facades incorporate two levels of fenestration with a horizontal emphasis, with mosaic infills. The building varies from its neighbours in age, style and scale.

As the building is 4 story in height it stands out above the neighbouring properties which are primarily 3 storey buildings.

**3 Description of proposals**

The application is for the conversion of the upper floors to provide 32 residential dwellings comprising of a mixture of 1 and 2 bedroom apartments and includes an extension on the roof top of the existing building.

The proposal includes external alterations to both façades. The existing mosaic infills will be replaced with new hit and miss brickwork balustrades. There is proposed alterations to the windows on the third floor by widening them to the same widths as the lower floors. The scheme incorporates the formation of an internal balcony with set back windows. At

street level it is proposed to retain the retail unit. The proposal includes cycle parking and bin storage on the ground floor with storage units in the basement.

**4 Planning History**

None Relevant

**5 Relevant Planning Policies**

Rugby Borough Local Plan 2011-2031, June 2019

GP1: Securing Sustainable Development  
GP2: Settlement Hierarchy  
GP3: Previously Developed Land and Conversions  
H1: Informing Housing Mix  
H2: Affordable Housing Provision  
TC1: Development in Rugby Town Centre  
TC3: Primary Shopping Area and Shopping Frontages  
HS1: Healthy, Safe and Inclusive Communities  
HS4: Open Space, Sports Facilities and Recreation  
HS5: Traffic Generation and Air Quality  
SDC1: Sustainable Design  
SDC3: Protecting and Enhancing the Historic Environment  
SDC4: Sustainable Buildings  
SDC9: Broadband and Mobile Internet  
D1: Transport  
D2: Parking facilities  
D4: Planning Obligations

National Planning Policy Framework, 2021 (NPPF)

Supplementary Planning Documents and other reports  
Sustainable Design and Construction – 2012  
National Design Guide 2019.  
Refuse and Recycling Policy and Design for Developers  
Rugby Town Centre Conservation Area Appraisal

**6 Technical consultation responses**

Environmental Health	No Objections subject to conditions
Lead Local Flood Authority	No Objections subject to conditions
Warwickshire County Council Ecology	No Objections
Warwickshire County Council Highways	No Objections subject to conditions
Warwickshire Police	No Objections

S106 Requests  
Health  
Warwickshire Infrastructure  
Housing

**7 Third party comments**

None received

**8 Assessment of proposals**

- 8.1 The key issues to assess in relation to the proposal are the principle of the proposed development, the impact on heritage assets and visual amenity.
- 8.2 The impact in terms of highway safety, parking, neighbouring properties, noise and air quality must also be considered.
- 9 Sustainable 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 sets out the settlement hierarchy with new development in the Rugby Town Area being considered the most sustainable location.
- 9.4 The application site is located within the Rugby Town Area, as defined in Policy GP2 and therefore is the primary focus for new development. As such there is a principle in favour of sustainable development, subject to all planning matters being appropriately addressed.
- 9.5 In addition Policy GP3 relates to previously developed land and conversions where it states that the Council will support proposal where they comply with the policies in the local plan and particular consideration will be given to: -  
The visual impact on the surrounding landscape and properties:  
the impact on existing services if an intensification is found and  
the impact on any heritage assets.
- 9.6 Policy TC3 states residential development is encouraged in the town centre provided it does not harm the retail function, character, and its vitality and viability. As the proposal retains the retail aspect of the building the proposal is considered to conform with this policy.
- 9.7 The supporting text for Policy TC3 identifies that the use of upper floors for residential use would be supported. It is identified that an independent access to upper floors should be maintained to ensure that buildings may be fully utilised. This proposal for the partial conversion of the ground floor is compliant with this as it enables independent access to the upper floors whilst enabling the ground floor to be used separately. Furthermore, ground floor uses would not be restricted by the development of the former storage space on the upper floors. This is due to the basement providing the potential for storage to support future uses. It is also noted that the ground floor is accessible from two streets. This provides significant flexibility for potential layout options for future ground floor uses.
- 9.8 The proposal would be considered to make a significant contribution to the vitality and viability of the town centre. This is by virtue of the proposed residential population increasing footfall along High Street and Sheep Street to help sustain nearby businesses and support the wider town centre

- 9.9 The NPPF also states that planning policies should recognise the role of residential development in ensuring the vitality of centres and that residential development should be encouraged on appropriate sites.
- 9.10 Therefore, the principle of the proposed residential development is considered to be in accordance with Section 2 of the NPPF and Policy GP1, GP2 and TC3 of the Local Plan.
- 9.11 In terms of Policy GP3 this should be read in conjunction with Policy SDC3 as the property lies within the Conservation Area.
- 10 Conservation Area
- 10.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve and enhance the character or appearance of a conservation area.
- 10.2 With regards the NPPF, chapter 16 sets out the government's advice on conserving and enhancing the historic environment.
- 10.3 Paragraph 190 requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). This should be taken into account to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 10.4 Paragraph 193 advises great weight should be given to the assets conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) requires clear and convincing justification. Paragraph 195 states that where substantial harm to a designated heritage asset. Such cases should be weighed against the public benefit of the proposal.
- 10.5 Paragraph 195 sets out its guidance where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset.
- 10.6 Paragraph 196 advises on development proposals which will lead to less than substantial harm to the significance of a designated heritage asset. The paragraph goes on to say that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 10.7 Paragraph 200 states that local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 10.8 Paragraph 201 informs that not all elements of a conservation area will necessarily contribute to its significance.



- 10.9 The courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve.
- 10.10 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.
- 10.11 The application property lies within the Town Centre Conservation Area and is part of the historic core of buildings and street patterns. The majority of the buildings in the Conservation Area are primarily terraced Edwardian buildings with twentieth century development limited to infill. This includes the property (identified in the Conservation Appraisal as the former Woolworths building) which is a 1950's four storey structure of red brick with two levels of fenestration with a horizontal emphasis and mosaic infill.
- 10.12 In the Conservation Appraisal the site lies in Area 3 of the Character Areas which is the commercial hub and the property is identified as an important unlisted building in the Conservation Area.
- 10.13 Policy SDC3 relates to protecting and enhancing the historic environment where it states that development will be supported that sustains and enhances the significance of the Boroughs heritage assets including amongst other things conservation areas and townscape. It also goes on to state that development affecting the significance of a designated or non-heritage asset and its setting will be expected to preserve or enhance its significance. Policy SDC1 states that development must be of a high-quality design and must not cause harm to the character and amenity of the area. In addition, Policy TC1 states that within the Town Centre development must be high quality design which complements the existing townscape and contributes to its local distinctiveness.
- 10.14 The proposal includes alterations to the external appearance of the building replacing the existing mosaic detail with a hit and miss brickwork. In terms of impact in the streetscene and wider conservation area it is considered that the proposal would not harm the Conservation Area. The existing buildings in the streetscene of both the High Street and Sheep Street are all of individual styles and external appearances. Therefore the proposed alterations to the external appearance is considered acceptable and does not harm the Conservation Area. The alterations also retain the existing horizontal lines of the existing building and thereby retaining its unique appearance in the streetscene.
- 10.15 In addition to the alterations to the external Façades the proposal includes a rooftop penthouse. This extension on the roof top is set in from the edge and due to the height of the existing building would have minimal visual impact. It is therefore considered that the proposed external alterations couple with the rooftop extension would not have a detrimental impact on the Conservation Area and harm the existing townscape in accordance with policies SDC1, SDC3 and TC1 of the Local Plan.
- 11 Residential Amenity
- 11.1 The proposal sets the residential properties over four floors which includes the proposed penthouse extension and comprises a mix of 1 and 2 bedroomed apartments. Policy HS1 states development should consider the potential to develop healthy, safe and inclusive

communities and it is considered the proposal to provide housing in a location with good access to services is in accordance with this requirement

- 11.2 Policy SDC1 states that the amenity of neighbouring occupiers must be safeguarded. The application property is located within an area of predominantly commercial properties with some residential uses to upper floors. However the adjoining properties are all in commercial use and none in residential use. These properties are at a lower height to the application property and there are no windows facing the building as such the proposal would not result in any overlooking of neighbouring properties.
- 11.3 In terms of residential amenities to the proposed occupiers and compliance with the National Space standards only 2 of the flats are below this standard. However, these two properties are aimed at single person occupancy and provide separate bedroom and living space. It should also be noted that the local authority can only insist on new development complying with the space standards if there is a policy in place to enforce it. The current Local Plan does not have such a policy and on balance whilst it is below the standards it does provide adequate accommodation.
- 11.4 It is therefore considered that the proposal is in accordance with Policies HS1 and SDC1

## 12 Design and Layout

- 12.1 The existing internal layout is open plan previously used for storage and offices. The proposed conversion sets the new dwellings around a glassed atrium light well to allow for natural light into the building for all the walkways to the proposed flats. This would be achieved by removing central floor areas of the building on each floor. The openings in the floors will follow the existing building structure to ensure the fabric of structure is unaffected
- 12.2 The proposal has been designed to increase the natural source of light into the building with location of windows on the external building and the use of the central atrium.
- 12.3 The main entrance to the residential flats is located in Sheep Street. This has been created utilising the adjoining separate retail unit. This does restrict the entrance without losing some of the floor area of the main retail unit. However the design retains the appearance of the shop front including the fascia for signage with the main changes being the louvred doors for the bin store. The entrance lobby incorporates post boxes access to stairs and lifts. Additionally access to the waste and recycling bins and to the rear the cycle stands.

## 13 Highways

- 13.1 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. The site is within the town centre and the high access parking standards zone.
- 13.2 No parking spaces are proposed due to the units sitting within a pedestrianised zone so is physically incapable of offering parking spaces. The unit is a former anchor unit in the town centre. The notes in Appendix 5 for residential standards make it clear that they 'do not preclude zero or minimal parking close to major transport interchanges or for conversions of existing buildings'.

- 13.3 The unit is within the heart of the town centre and is therefore the most sustainable location in the Borough. The unit is within walking distance of employers in Rugby Town Centre, bus stops and is a 20 minute (0.9 miles) walk from the train station. Therefore buyers/tenants of these proposed apartments are less likely to own a car due to the accessibility this location offers. The proposal is very close to two surface car parks and an underground car park, with other car parks and on-street parking available nearby in the wider town centre for visitor parking. For these reasons the lack of parking provision is considered acceptable and does not conflict with Appendix 5 due to its central location.
- 13.4 The proposal falls below the threshold for providing electric vehicle charging points in terms of Policy D2. However, again as parking spaces can't physically be provided neither can electric vehicle charging points. There are electric vehicle charging points within walking distance of the unit.
- 13.5 Cycle parking standards require 32 cycle spaces for residents and cycle hoop spaces for visitors. Cycling parking provision is provided in the ground floor. The secure cycle store will provide a total of 32 spaces and a condition has been imposed to ensure these are provided prior to occupation (Condition 10). No visitor cycle spaces are being provided due to its town centre location and the fact that there is on street cycle parking hoops provided on Sheep Street and High Street (including literally outside of the unit). Collectively this provides the potential to accommodate a substantial number of bikes. Therefore the proposal is considered compliant with Policy D2.
- 14 Air Quality
- 14.1 The urban area of Rugby town and Dunchurch was designated as an Air Quality Management Area (AQMA) under the Environment Act 1995 on 16th December 2004 due to air quality and not being able to meet government standards for nitrogen dioxide (NO<sub>2</sub>). The AQMA designation map is contained within appendix 8 of the Local Plan.
- 14.2 Policy HS5 sets a threshold for developments differentiating the requirements in terms of air quality mitigation. These are defined as:
- Development throughout the Borough of 10 units or more, or if above 1000 square metres.
  - All development within the Air Quality Management Area that would generate any new floorspace:
- 14.3 The proposal will create some floorspace and given that the site lies within the AQ management area the proposal would therefore need to :
1. Achieve or exceed air quality neutral standards; or
  2. Address the impacts of poor air quality due to traffic on building occupiers, and public realm or amenity space users by reducing exposure to and mitigating their effects, proportionate to the scale of the development.
- 14.4 The application has been submitted with an AQ management plan which states that the development is car-free, and the residential properties would have electric heating and hot water. Combined with the proposed installation of solar photovoltaic panels on the roof and bicycle storage, it is considered that the proposal would meet the policy HS5 air quality neutral/mitigation condition
- 14.5 Environmental Health are satisfied with the proposed mitigating measures and have recommended a condition to ensure the measures are met (condition 7)

- 14.6 Policy HS5 also requires that any adverse impact of noise and vibration on existing and future occupiers and users of the public realm are addressed.
- 14.7 The application was submitted with a Noise assessment and addresses and provides mitigating measures to reduce the impact of noise in accordance with the Policy. Environmental Health are satisfied with these measures and have recommended that the document is conditioned to ensure the measures are met (condition 6)
- 15 Ecology
- 15.1 Policy NE1 seeks to protect designated areas and species the application was submitted with an ecology report which concluded that the building had Negligible suitability to support roosting bats.
- 15.2 Additionally no evidence of nesting birds was observed inside the building, but feral pigeons were using the outside for roosting.
- 15.3 WCC Ecology are satisfied of the findings and have recommended informative relating to Bats and Birds.
- 16 Drainage
- 16.1 Policy SDC5 states development should be steered to areas with the lowest risk of flooding. The site is located within Flood Zone 1 which is the area with the lowest risk of flooding.
- 16.2 Policy SDC6 requires development to provide Sustainable Drainage Systems should be incorporated in the scheme where possible. The applicants have provided details in the existing and proposed drainage areas that the existing impermeable area is to remain unchanged given that the surface water is already connected to the drainage network the Lead Local Flood Authority are satisfied that the proposal would not change the existing surface water management scheme and have recommended a condition to ensure mitigating measures are met (Condition 4)
- 17 Waste and recycling collection.
- 17.1 It is recognised that within flats, apartments individual provision of waste and recycling bins are not always practical, resulting in the need for communal refuse and recycling facilities to be provided as is the case of the application property. Therefore a communal area has been section off at the entrance lobby to the flats in accordance with the SPD on Waste and Recycling. This area is large enough to accommodate Euro size bins. The requirements would be an area to accommodate at least three Euro bins per six flats, comprising of one 1100ltr residual Euro bin, one 1100ltr dry recycling Euro bin and one 660ltr green/bio waste Euro bin and on larger developments, sufficient provision should be provided to serve the proposed development.
- 17.2 In terms of collections currently waste is collected by a private waste contractor and it is intended that this refuse collection arrangement is operated by the building management who will continue to manage this once the apartments are constructed. However to ensure that this is continued without putting pressure on the Councils services it is proposed that either a legal agreement or condition is imposed that these facilities should not only be provided prior to occupation but to also ensure that collections continue by private contractor in perpetuity.

18 S106 Contributions

18.1 As the proposal meets the requirements for S106 Contributions the following would be considered as part of the application.

18.2 Housing

Policy H2 sets out the requirements for affordable housing which would be 20% on brownfield land. Housing have request that starter flats would be appropriate for affordable housing.

18.3 Open Space

Policy HS4 states that within the urban area residential developments must make provision for open space in accordance with the standards

Due to the constrained nature of the site it is not possible to provide on-site open space and contributions for off-site provision would be sought.

18.4 Education

As the proposal is for primarily one bedroom units no contributions have been sought for education.

18.5 Health

The University Hospitals for Coventry and Warwickshire NHS Trust have been in contact advising that this development has an effect on health and wellbeing in particular in relation to the impact that the development has on the acute service provided by the Trust. Following there advise they have confirmed that they require a contribution which would be used directly to provide health care services to meet patient demand.

18.6 Highways

There has been requests for a contribution for sustainable travel packs and a contribution for road safety initiatives within the community associated within the development. Road safety initiatives include road safety education for schools and training/education for other vulnerable road users within the area.

18.7 Libraries

Contributions are being sought to improve, enhance and extend local library although no defined library or project has been listed.

19 Viability

19.1 In terms of the above likely requests for financial contributions Policies H2 and D4 refer to the impact on the financial viability of the development being a consideration.

19.2 This reflects paragraph 58 of the NPPF which states it is for the applicant to demonstrate the need for a viability assessment at the application stage and this assessment would need to be submitted with the other documents listed below.

19.3 A viability assessment has been made and independently assessed and it has been determined that any financial contributions including the provision of affordable housing would make the scheme unviable.

- 19.4 It is therefore considered, on balance, that to provide affordable housing or s106 contributions would unduly threaten the viability of the scheme and therefore the delivery of the proposal. As detailed above existing and emerging policies and the NPPF allow for viability to be taken into consideration when considering requirements for contributions and affordable housing.
- 19.5 It is therefore considered, on balance, that the s106 requirements can be removed in this case and the proposals will comply with the NPPF and relevant policies.

## 20 Planning Balance and Conclusion

- 20.1 The NPPF identifies three interdependent and overarching objectives to sustainable development
- 20.2 Firstly, an economic objective; jobs would be created during the construction phase and thereafter and the proposed residential use would be considered to make a significant contribution to the vitality and viability of the town centre, especially on High Street and Sheep Street. These factors carry weight in favour of the proposals. There would also be Council Tax revenues with the residential properties.
- 20.3 As detailed above it is considered that the payment of s106 contributions would affect the viability of the development. Therefore the development will not contribute to the provision of infrastructure in the area and this carries some weight against the proposals.
- 20.4 Secondly in terms of a social role, the scheme would provide 32 apartments in a highly sustainable town centre location with accessible services. The development would make a valuable contribution to the supply of housing being a windfall site. This would be a positive factor of significant weight.
- 20.5 Thirdly, from an environmental aspect, the proposal would not have an adverse impact on the important unlisted building in the Conservation Area nor the character and appearance of the area.
- 20.6 The lack of parking provision does not conflict with Appendix 5 of the Local Plan and is considered appropriate given the highly sustainable location with accessibility to employers, bus stops and Rugby railway station.
- 20.7 The impact on the natural environment is considered to be minimal and the proposals would result in no net loss to biodiversity. In addition the development will make the effective use of an existing developed site.
- 20.8 Therefore, the development of the site would result in social and economic benefits as well as environmental benefits. The collective weight that the identified benefits would bring, as well as making use of an empty building, means the proposal would represent sustainable development in terms of the NPPF and is considered to accord with the Development Plan and the NPPF.

## DRAFT DECISION

**REFERENCE NO:**  
R21/0894

**DATE APPLICATION VALID:**  
13-Sep-2021

**APPLICANT:**  
Rowland Johnson, PDR Investment Property Ltd c/o agent.

**AGENT:**  
Tom Adams GWP Architecture, Bracken House, 1 Lidgett Lane, Gledhow, Leeds, LS81PQ

**ADDRESS OF DEVELOPMENT:**  
32 HIGH STREET  
RUGBY  
WARWICKSHIRE  
CV21 3BW

**APPLICATION DESCRIPTION:**  
The renovation and conversion of the existing buildings at 30 and 32 High Street, and 15 Sheep Street (excluding most of the ground floor at 30-32 ) to provide residential accommodation consisting of 32 units, including rooftop penthouse extensions and alterations to the existing building facades.

**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**

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Plans

M2414-BPL-00-XX-DR-C-0021 P01 Drainage Layout  
M2414-BPL-00-XX-DR-C-0022\_P01\_Drainage\_Areas  
M2414\_30-32\_Street\_Drainage\_Strategy\_-\_Rev\_0[2]  
0022\_Demolition F1 M1 First Floor and Mezzanine Plan-P01  
0023\_Demolition 02 Second Floor Plan-P01  
0024\_Demolition 03 Third Floor Plan-P01  
0020\_Demolition B1 Basement Floor Plan-P01  
0021\_Demolition GF Ground Floor Plan-P01  
0025\_Demolition RF Roof Plan-P01  
0045\_Demolition E-01 Sheep Street Elevation-P02  
0046\_Demolition E-02 High Street Elevation-P02  
0047\_Demolition E-03 South Elevation-P01  
0048\_Demolition E-04 North Elevation-P01  
0049\_Demolition Side Elevations-P01

0055\_Demolition S-01 West Section-P01  
0056\_Demolition S-02 East Section-P01  
0057\_Demolition S-03 South Section-P01  
0058\_Demolition S-04 North Section-P01  
0059\_Demolition S-05 and S-06 Annex Sections-P01  
0032\_Proposed F1 M1 First Floor and Mezzanine Plan-P04  
0033\_Proposed 02 Second Floor Plan-P04  
0034\_Proposed 03 Third Floor Plan-P04  
0030\_Proposed B1 Basement Floor Plan-P04  
0031\_Proposed GF Ground Floor Plan-P04  
0031\_Proposed GF Ground Floor Plan-P04  
0035\_Proposed PH Penthouse Floor Plan-P04  
0036\_Proposed RF Roof Plan-P04  
0040\_Proposed E-01 Sheep Street Elevation-P01(1)  
0041\_Proposed E-02 High Street Elevation-P01(1)  
0042\_Proposed E-03 South Elevation-P01(1)  
0043\_Proposed E-04 North Elevation-P01(1)  
0044\_Proposed Side Elevations-P01(1)  
0050\_Proposed S-01 West Section-P01  
0051\_Proposed S-02 East Section-P01  
0052\_Proposed S-03 South Section-P01  
0053\_Proposed S-04 North Section-P01  
0054\_Proposed S-05 and S-06 Annex Sections-P01  
0001\_Location Plan-P02  
0002\_Site Plan-P02

#### Reports

Air Quality Consultants, Air Quality Assessment 30-32 High Street, Rugby, July 2021, job number J10/12562A/10, 13 July 2021 status Final  
The 'Auditive Ltd, PDR Investment Property Ltd, 30-32 High Street Rugby Planning Stage Noise Assessment A0141-REP01 10 September 2021 A0141-REP01'  
Design and Access Statement  
228312 Bat Survey Report  
228309 High Street Heritage Statement  
21-139-001-02 Transport Statement  
17322-HYD-XX-XX-RP-ME-0001 Energy Statement

#### 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 dwellings hereby approved shall incorporate measures to limit water use to no more than 110 litres per person per day within the home in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations 2010 (as amended).

#### REASON:

In the interests of sustainability and water efficiency.



**CONDITION:4**

The renovation and conversion development, permitted by this planning permission shall follow the following mitigation measures:

No changes to the existing building or the surrounding hardstanding that could result in an increase in impermeable area shall be implemented.

No change to the existing surface water flows discharging to the Severn Trent Water system are implemented.

The performance of the existing surface water system is the responsibility of the site owner who must carry out any necessary maintenance.

Existing overland flows must be maintained, therefore no changes that results in alterations to the external levels shall be carried out.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements embodied within the scheme and shall be maintained in perpetuity.

**REASON:**

To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures

**CONDITION:5**

The development hereby permitted shall not be occupied until a sustainability pack has been submitted in writing to, and approved by, the Local Planning Authority (in consultation with Warwickshire County Council). Each residential unit hereby permitted shall not be occupied for the first time, until a sustainability pack has been provided to the occupier of that residential unit.

**REASON:**

In the interest of sustainability.

**CONDITION:6**

Prior to the commencement of any works, a Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the construction phase

the control of dust including arrangements to monitor dust emissions from the development site during the construction phase

measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Management Plan, unless otherwise approved in writing by the Local Planning Authority.

The Construction Management Plan should identify any scaffolding or other structures or compounds required for the construction, suitable areas for the parking of contractors and visitors, and the unloading and storage of materials, is submitted to and approved by the Local Planning Authority (in consultation with WCC Highways)

**REASON:**

in the interests of residential amenity, to ensure the details are acceptable to the Local Planning Authority and to avoid significant adverse impacts.

**CONDITION:7**

The on-site measures relating to air quality to meet the mitigation requirements of policy HS5 as detailed in the supporting statement titled Air Quality Consultants, Air Quality Assessment 30-32 High Street, Rugby, July 2021, job number J10/12562A/10, 13 July 2021 status Final submitted to the Local Planning Authority on 13 September 2021 shall be implemented prior to occupation and maintained in perpetuity unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority.

**REASON:**

In the interests of air quality.

**CONDITION:8**

The facing materials to be used on the external walls and roof shall as specified on the application form, received by the Council on 13 September 2021 and on plans GWP-01-ZZ-DRA-0041, 0043, 0044-0042, 0040 received by the Council on 13 September 2021.

**REASON:**

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

**CONDITION:9**

Prior to the first occupation of each dwelling broadband infrastructure shall be provided to that dwelling to allow broadband services to be provided.

**REASON:**

To provide broadband connectivity for future occupiers.

**CONDITION:10**

The development shall not be occupied until space has been provided within the site for the parking of bicycles in accordance with drawing number (448)2017- GWP-01-GF-DR-A-(PA)-0031 revision P04 and the cycle parking spaces hereby approved shall be maintained in perpetuity.

**REASON:**

In the Interest of Highway safety

**CONDITION:11**

The window to be formed in the east elevation to apartment no. 27 facing apartment no. 22 shall not be glazed or reglazed other than with obscure glass.

**REASON:**

To protect the residential amenity of neighbouring properties.

**INFORMATIVE:1**

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and roosts are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000, and The Conservation of Habitat

and Species Regulations 2017 (as amended). 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 02080 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.

#### INFORMATIVE:2

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

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:4

In accordance with National Planning Policy Framework para 91(b) and para 95(a)(b) the security requirements for dwellings as set out in Part Q of Schedule 1 to the Building Regulations it is recommended that all doors meet PAS 24:2016 standard and are third party certified such as companies that achieve 'secured by design' accreditation

#### INFORMATIVE:5

This permission does not authorise the construction or placement of any hoarding, compound, structure or scaffolding on or over the public highway, and before any works are commenced the developer must obtain from the Highway Authority a licence granted under Section 169 of the Highways Act 1980 for any such works. Details of how to apply for such licenses may be found at <https://www.warwickshire.gov.uk/tempstructures>

**Reference: R22/0428**

**Site Address: 1, AVRO HOUSE, BATH STREET, RUGBY, CV21 3JF**

**Description: Change of Use from Offices to 11 room HMO. Single-storey rear extension and first floor extensions to the south side, to include 4 no. roof lights. Insertion of ground floor windows to existing west elevation and enlargement of ground floor window to existing east elevation.**

**Recommendation**

Approve subject to conditions

**1. Introduction**

This application is being reported to Planning Committee in accordance with the Scheme of Delegation, as Councillor Harrington has requested the application be determined by the Planning Committee on the following grounds:

- Impact upon parking within the area
- Not enough room to put bins.
- Residents' concerns with amount space to use their facilities currently. i.e. parking, bins

**2. Description of site**

The application site is located within the Rugby urban edge, to the east of Rugby town centre, being just 20 metres outside of the main Rugby Town Centre Boundary. Bath Street is one of a number of streets with Victorian terraced housing in an established residential area, with on-street parking.

Avro House is located on the corner of Bath Street and William Street and is comprised of a large two storey double bay fronted property, with two storey out-rigger and small rear back yard space that is accessed from William Street. The front is traditional red brick construction with painted quoin details to the corners, and the northern side elevation has been pebble dashed. There is an existing single storey extension to the southern side of the property which has a flat roof finish. The property has previously been used as office space.

**3. Description of proposals**

3.1. The application seeks consent for a Change of Use from Offices to an 11 room House of Multiple Occupation.

3.2. In the originally submitted scheme a large two-storey rear extension was included to provide 12 rooms, and this would have infilled the limited outside space leaving no external amenity space except for a tiny area for the storage of bins.

3.3. Following officer concerns the two storey extension has been removed and a smaller single-storey rear extension has been proposed reducing the number of rooms to 11 and providing some outside amenity space. Five of the rooms would be single person rooms and six would be able to accommodate two persons. The would be a first floor extension to the south side above the flat

roof and there will be 4 no. roof lights, the insertion of ground floor windows to the existing west elevation, and the enlargement of a ground floor window to existing east elevation.

#### 4. Relevant Planning History

R02/0918	Conversion of building to 4 no. 1 bedroom flats.	Approved 11/12/2002
R03/5079	Convert offices to flats (4)	Approved 30/01/2003

#### 5. Relevant Planning Policies

National Planning Policy Framework, 2021 (NPPF)  
Section 12: Achieving well-designed places

Rugby Borough Local Plan 2011-2031, June 2019

GP2: Settlement Hierarchy

GP1: Securing Sustainable Development

HS5: Traffic Generation and Air Quality

NE1: Protecting Designated Biodiversity and Geodiversity Assets

SDC1: Sustainable Design

D2: Parking Facilities

Supplementary Planning Documents and other reports

Sustainable Design and Construction – 2012; including Residential Design Guide

National Design Guide 2019.

Research into Houses in Multiple Occupation in Rugby Borough. Prepared by DLP Planning Limited

#### 6. Technical consultation responses

WCC Ecology – Preliminary Ecology Assessment required and submitted. Bat, Nesting Bird and Biodiversity Enhancement notes requested.

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

WCC Highways – no objection

RBC Works Service Unit – advisory re bin collection

RBC Environmental Health – no objection subject to conditions for air quality mitigation and contaminated land

RBC Housing – no comments

#### 7. Third party comments

7.1. Ward Councillor Harrington – Refer to planning committee for determination for the following reasons and concerns:

- Not enough parking - near Clifton Road shops, near Lawrence Sheriff School and by BFTTS Hall. William Street has only parking on side of the road due other side has access to shops for deliveries.
- Not enough room to put bins.

- Residents struggling now with amount space to use their facilities currently. i.e. parking, bins.

7.2. Neighbours objections. 8 were received raising the following points:

- Impact upon parking
- Character and appearance of the area – overdevelopment of flats and HMOs
- Pressure on community infrastructure
- Mess from bins and waste
- Potential noise and anti-social behaviour nuisance
- Inadequate internal space

## **8. Determining Considerations:**

The key issues for consideration in this application are: -

9. Principle of Development
10. Character and Design
11. Residential Amenity
12. Ecological considerations
13. Impact on Parking/Highways
14. Air Quality
15. Other Matters

### 9. Principle of Development

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

9.2. 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.

9.3. The application site is located within the Rugby Town as defined in Policy GP2 of the Local Plan as such there is a principle in favour of development within existing boundaries and as part of allocated sustainable urban extensions.

9.4. This application is therefore considered to comply with Policy GP2 of the Local Plan.

9.5. 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 parking and ensuring it complies with national and local policies detailed above, the principle of development is considered acceptable.

### 10. Character and Design

10.1. Policy SDC1 of the Local Plan states that all development will demonstrate high quality, inclusive and sustainable design. 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.

10.2. Section 12 of the National Planning Policy Framework states that the creation of high-quality buildings and place is fundamental to what the planning and development process should achieve. Furthermore, paragraph 127 (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 127 (b) states that buildings are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

10.3. In the originally submitted scheme a large two storey extension, infilled the entirety of the plot with the exception of a tiny space for the storage of bins. As such there was no external amenity space for the occupants and this failed to comply with Section 12 of the National Planning Policy Framework and Policy SDC1 of the Local Plan, which requires high quality design. It also did not accord with the National Design Guide which seeks the provision of good quality internal and external environments for users of buildings (paragraph 123).

10.4. The amended scheme has removed the large two storey extension and incorporates a smaller single storey lean to at the rear of the site. This has allowed for the provision of some outdoor amenity space for the occupants of the HMO.

10.5. The first floor extension above an existing ground floor extension to the front east elevation, would match the height and design of the existing roof. In order to maintain the hierarchy of development, extensions are also usually set down and set back from the building they are to be attached to but, in this instance, it is considered that this would detract from the character and appearance of the existing dwelling, and it is therefore considered acceptable for the existing eaves and ridge height to be continued with the roof also being gabled as existing. The removal of a flat roof element from the street scene is considered to be a positive step.

10.6. Bike storage and bin storage to the rear of the property has been shown on the amended site plan drawing number 200 Revision A. **Condition 5** will be applied to secure the details for the structures indicated on the proposed site plan.

10.7. The other proposed alterations to the dwelling would be to the rear for the change of use and would have a limited impact on the street scene as they would be viewed from William Street and would not contain any additional first floor openings within the existing building. The room sizes proposed comply with national space standards for this type of accommodation.

10.8. Overall, it is considered that the proposed works would not result in significant material harm that would warrant a refusal. The application is therefore considered to be in accordance with Policy SDC1 of the Local Plan.

## 11. Residential Amenity

11.1. 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 developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

11.2. The application potentially provides accommodation for up to 17 people. This has been reduced from 21 following officers' concerns regarding overdevelopment of the site and room sizes.

11.3. Objections to the application have been received from eight separate addresses. The primary concern is in relation to parking impacts and this is discussed at Section 13 of this report. Other concerns are as follows:

- Character and appearance of the area – overdevelopment of flats and HMOs
- Pressure on community infrastructure
- Mess from bins and waste
- Potential noise and anti-social behaviour nuisance
- Inadequate internal space

11.4. As discussed in Section 10 the proposals to extend the built form at the site have been reduced. Whilst it is acknowledged that there are a number of HMOs within the locality, which have introduced an alternative type of residential accommodation being provided, there is no policy position or constraint that would prevent further changes of use from houses to multiple occupation accommodation.

11.5. In November 2021 a report from DLP Planning commissioned by Rugby Council undertook research into HMOs in Rugby Borough. The report used socio-economic data from the areas of high concentrations of HMOs, which showed that there is a high percentage of one person households in the area, indicating a demand for single person dwellings (or shared accommodation). The main issues with HMOs that have been identified are parking, noise, waste, anti-social behaviour, and property standards (including Environmental Health issues).

11.6. In regard to potential mess from litter and waste and the potential for noise and anti-social behaviour from the future occupiers, these matters fall within the ambit of nuisance, and should such concerns arise, Rugby Council Environmental Health has statutory functions that enable them to investigate complaints of this nature. As such, these matters are not material planning considerations for the purposes of determining this application.

11.7. The DLP report concluded that there is no 'one-size fits all' approach towards managing HMOs due to differences between places and changing trends. It also recognised that HMOs help to meet a housing need.

11.8. In regard to the additional pressure on community infrastructure, changes of use to private rented accommodation, do not trigger a requirement for financial contributions and regarding the internal space requirements, these have been addressed to comply with Nationally Described Space Standards.

11.9. It is therefore considered that the proposed scheme accords with Policy SDC1 of the Rugby Local Plan and Section 12 of the National Planning Policy Framework.

## 12. Ecological considerations

12.1. Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and, promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.



12.2. Policy NE1 of the Local Plan states that The Council will protect designated areas and species of international, national and local importance for biodiversity and geodiversity.

12.3. Warwickshire County Council Ecological Services department requested that a Preliminary Ecology Assessment be undertaken prior to determination. The report was submitted and re-consulted on. The findings were accepted and a request for the inclusion of Bat, Nesting Bird and Biodiversity Enhancement notes to be attached to any permission granted.

12.4. It is therefore considered that this proposal will not have an adverse impact on biodiversity. This application is considered in accordance with Policy NE1 and Section 15 of the NPPF

### 13. Impact on Parking/Highways

13.1. Policy D2 of the Local Plan states that planning permission will only be granted for development incorporating adequate and satisfactory parking facilities including provision for motorcycles, cycles and for people with disabilities, based on the Borough Council's Standards.

13.2. Neighbour objections over the impact on parking and highways have been received and include concerns relating to construction traffic for the site during the building works.

13.3. WCC Highways were consulted and have no objection to the application and do not consider that there would be a material increase to the vehicular trip generation at the site. WCC Highways have also confirmed that the number of residential parking permits which may be applied for and potentially granted for the address would be limited to 3.

13.4. Parking standards outlined in the Local Plan states that Houses of Multiple Occupancy will each be considered on its own merits. Given the location within the High Access Zone, accessibility to public transport and the close proximity to the town centre, and also the proposed provision for safe and secure cycle parking this is considered acceptable.

13.5. Environmental health has also been consulted and have requested that an informative be included to restrict the operational hours during the construction period.

13.6. It is therefore considered that this proposal complies with Policy D2.

### 14. Air Quality

14.1. 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. If air quality neutral standards are not met, points 2, 3 and 4 of the policy detail how developments should address the impacts of poor air quality, including mitigation measures. The Local Plan defines Air Quality Neutral as "emissions from the development proposal being no worse, if not better, than those associated with the previous use."

14.2. It is recognised that the current proposal increases floorspace within the Air Quality Management Area and as such policy HS5 is relevant.

14.3. Environmental Health have been consulted and requested that a condition be applied to any consent given to secure a scheme for air quality mitigation. (Condition 6)

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

#### 15. Other Matters

15.1. Rugby Environmental Health have considered the change of use and advise that historic maps show structures at the north end of the development site from 1883 and a building on the whole site from 1970 onwards.

15.2. They have considered the previous use as offices and advise that this change of use does introduce more sensitive receptors and shows an outdoor grassed (shared) garden area. Consideration has been given to guidance within the NPPF, 20 July 2021 in particular paragraphs 174, 183 and 184 in addition to Land Contamination: Risk Management 5th June 2019 updated 23rd December 2019.

15.3. As a result, they have recommended a contaminated land assessment be undertaken, comprising a minimum of desktop study and site reconnaissance, in order to determine whether a remediation strategy is required. (**Condition 7**)

#### **16. Planning Balance and Conclusion**

16.1. The proposal would respect the scale and character of the surrounding area, would not adversely affect the amenities of the occupiers of neighbouring properties, and would not have a detrimental impact upon highway safety.

16.2 On balance, it is concluded that the proposal 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.

#### **17. Recommendation**

Approve subject to appropriate conditions and informatives set out in the draft decision appended to this report

## DRAFT DECISION

**REFERENCE NO:**  
R22/0428

**DATE APPLICATION VALID:**  
13-May-2022

**APPLICANT:**

Emma Estill, Stylish Living Group, The Stable House, Lutterworth Road, Gilmorton, Lutterworth, LE17 5NY

**AGENT:**

Tim Adam, Tim Adams Architects Limited, Westwood Studios, 59 Bitteswell Road, Lutterworth, LE17 4EP

**ADDRESS OF DEVELOPMENT:**

1, AVRO HOUSE, BATH STREET, RUGBY, CV21 3JF

**APPLICATION DESCRIPTION:**

Change of Use from Offices to 11 room HMO. Single-storey rear extension and first floor extensions to the south side, to include 4 no. roof lights. Insertion of ground floor windows to existing west elevation and enlargement of ground floor window to existing east elevation.

**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:**

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Application Form received on 13/05/22

Drawing number 001 Site Location Plan received on 06/05/2022

Drawing number 002 Existing Site Plan received on 06/05/2022

Drawing number 003 Existing Ground & Basement Floor Plan received on 06/05/2022

Drawing number 004 Existing First Floor Plan received on 06/05/2022

Drawing number 005 Existing Roof Plan received on 06/05/2022

Drawing number 006 Existing North and East Elevations received on 06/05/2022

Drawing number 007 Existing South and West Elevations received on 06/05/2022

Drawing number 200A Proposed Site Plan received on 23/06/2022

Drawing number 201A Proposed Ground & Basement Floor Plan received on 23/06/2022

Drawing number 202A Proposed First Floor Plan received on 23/06/2022

Drawing number 203A Proposed Roof Plan received on 23/06/2022

Drawing number 204A Proposed North and East Elevations received on 23/06/2022

Drawing number 205A Proposed South and West Elevations received on 23/06/2022

Stylish Living Lifestyles Brochure received on 06/05/2022

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 of the same type, colour and texture as those used on the existing building.

REASON: To ensure a satisfactory external appearance.

**CONDITION 4:**

The windows on the ground floor north elevation and first floor west elevation, serving the ensuite bathrooms to Rooms 6 and 10 respectively shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of future and adjoining occupiers in accordance Policy SDC1 of the Rugby Local Plan.

**CONDITION 5:**

Prior to the first occupation of any room, details for the bin and cycle store structures indicated on Proposed Site Plan number 200 Revision A received by the council on 23/06/2022, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interest of visual and residential amenity and for the cycle storage to comply with the Parking standards set out in the Planning Obligations SPD and Appendix 2 section 5 of the Local Plan.

**CONDITION 6:**

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 7:**

No development other than that required to be carried out as part of an approved scheme of remediation shall commence until condition (a) to (d) below have been complied with . If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the local planning authority until condition (d) below has been complied with in relation to that contamination.

(a) An investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be subject to approval in writing by the local planning authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to approval in writing by the local planning authority. The report of the findings shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to human health, existing or proposed property and buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; and  
(iii) an appraisal of remedial options, and proposal of the preferred option(s) to be conducted in accordance with UK Government and the Environment Agency's Land Contamination Risk Management (LCRM) 8th October 2020.

(b) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and subject to approval in writing by the local planning authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The local planning authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be prepared and subject to approval in writing by the local planning authority.

(d) In the event that contamination is found at any time when carrying out the development hereby permitted that was not previously identified it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition (a) and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition (b) which shall be subject to approval in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which shall be subject to approval in writing by the local planning authority in accordance with condition (c).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, ecological systems, property and residential amenity and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**INFORMATIVE 1:**

As per the condition the applicant is required to incorporate measures to assist in reducing their impact upon the Air Quality as part of this development. In order to achieve air quality neutral standards it is suggested that the approved scheme could include the installation of ultra-low emission boilers (<40mg/kWh) if gas is used for space/water heating, increased tree planting, green walls and roofs, the incorporation of electric vehicle charging points on any car parking or provision of secure cycle storage. 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](https://www.museumoflondon.org.uk/application/files/4915/2604/2216/2018-05-11-phytosensor-final-web-ok-compressed_1.pdf)

Such measures contribute as mitigation for air quality purposes.

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 [ept@rugby.gov.uk](mailto:ept@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:**

Bats can be found in many buildings, even those that initially appear to be unsuitable or have been subject to a bat survey and found no evidence. Therefore, if any evidence of bats is found on site, work should stop while a bat survey is carried out by an experienced bat worker, and any recommendations made following the survey are undertaken. It should also be noted that as bats are a mobile species and can move into a property with potential access at any time. A further survey may be required if the works are not undertaken within two years. Bats and roosts are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000, and The Conservation of Habitat and Species Regulations 2017 (as amended).

**INFORMATIVE 3:**

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 4:**

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing of hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. Warwickshire County Council Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

**INFORMATIVE 5:**

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.

If work at other times is required permission should be obtained from the local planning authority.

**INFORMATIVE 6:**

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](http://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 7:**

Where any demolition, redevelopment or refurbishment is required or intended for the site it is required that an appropriate asbestos survey where applicable is undertaken for such work by an asbestos licensed/authorised company/person. It should be noted that refurbishment/demolition contractors are required to inspect a site. 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 contaminated waste is required for removal to a designated waste management facility licensed to take asbestos. A consignment note for the national inspectorate is required for each load and a paper trail of waste movements kept.

**INFORMATIVE 8:**

The Landlord/Owner should request an initial and final inspection prior to occupation in order to comply with HMO legislation and submit application for HMO use. The Neighbourhood Services Team who process HMO applications can be contacted by emailing [EPT@rugby.gov.uk](mailto:EPT@rugby.gov.uk)

**Reference:** R22/0301

**Site Address:** 208 Dunchurch Road, Rugby, CV22 6HR

**Description:** Renewal of permission R18/2026 - Erection of one dwelling and side extension to the existing property.

**Case Officer Name & Number:** Sam Green – Extension 0178853-3795

**Recommendation**

Approval subject to conditions and informatives.

**1. Introduction**

- 1.1. This application is being reported to Planning Committee in accordance with the Scheme of Delegation, as the application site is owned by Councillor Shera.
- 1.2. At the time of application Councillor Shera was still a Council member.
- 1.3. The proposed dwelling to be erected and the garage extension to the existing property remains the same as that approved under R18/2026 and the rationale behind the renewal is due to the previous application becoming extant as of the 21st May 2021.

**2. Proposal;**

- 2.1. This is an application for the renewal of permission R18/2026 for the erection of one dwelling and side extension to the existing property.
- 2.2. The proposed dwelling would be a 4 bedroom unit and would have a total length of approximately 18.4 metres and a total width of 19.2 metres. The dwelling would have a ridge height of approximately 8.75 metres and would have a varying eave height with the tallest being 5.6 metres.
- 2.3. The proposed dwelling would use facing brick, white render and natural cedar boarding with grey composite Upvc windows.
- 2.4. The materials to be used on the boundary will be a close boarded fence and laurel hedges.
- 2.5. The proposed side extension would extend 4.8 metres from the side elevation of the existing dwelling and would use a rendered finish to match the existing, a slate mansard roof and a glazed roof light.

**3. Site Description:**

- 3.1. The application site is located within the grounds of No.208 Dunchurch Road which has a substantial residential curtilage. No.208 is a large detached dwelling located on the main A426 connecting Rugby town centre with Bilton and the main rural settlement of Dunchurch. The area is characterised by large houses set well back from the road, in individual plots with wide



frontages and adequate off-street parking. The infilling of No.208 garden area would be considered previously developed land.

- 3.2. The property has a number of mature trees on site (Oak, Holly, Cedar and Lime Trees) with a number of them having tree preservation orders. Mature TPO trees are a common theme along Dunchurch Road and are visible at the front of both neighbouring properties.

**4. Relevant Planning History:**

Application No	Description	Decision	Date
R89/1403/4749/OP	Erection of a dwelling	Refused	10-01-1990
R02/030/04749/OP	Use of land for the erection of dwelling and garage	Refused Appealed	21-08-2002 19-06-2003
R08/0619/MAJP	Alteration and extension of existing dwelling to form 12no. 1 bed apartments for the elderly	Withdrawn	20-06-2008
R09/0164/MAJP	Alteration and extension of existing dwelling to form 10 no. one bedroom units for the elderly (Resubmission) (amended)	Refused	27-01-2010
R17/1241 (206 Dunchurch Road)	Erection of 3 dwellings, garaging, access improvements and associated work	Approved	25-08-2017
R18/2026	Erection of one dwelling, improvements to the highway access and erection of single storey side extension to form a garage for the existing property	Approved	22-May-2019

**5. Technical Consultation Responses:**

WCC Highways: No objection, subject to conditions  
 RBC Trees and Landscape: No objection, subject to conditions  
 RBC Environmental Health: No objection, subject to conditions  
 WCC Ecology: No objection subject to conditions

**6. Third-Party Consultation Responses:**

- 6.1. Neighbours and ward councillors were consulted; no written representations were received.

**7. Development Plan and Material Considerations:**

- 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.
- 7.2. The Statutory Development Plan for the area relevant to this application site comprises of the Rugby Borough Council Local Plan 2019. The relevant policies are outlined below.
- 7.3. Rugby Borough Council Local Plan (2011-2031) – June 2019  
Policy GP1: Securing Sustainable Development  
Policy GP2: Settlement Hierarchy  
Policy SDC1: Sustainable Design  
Policy SDC2: Landscaping  
Policy NE1: Protecting Designated Biodiversity and Geodiversity Assets.  
Policy NE3: Landscape protection and enhancement  
Policy HS5: Traffic Generation and Air Quality, Noise and Vibration
- 7.4. Supplementary Planning Documents (SPDs)  
Sustainable Design and Construction SPD – 2012
- 7.5. Material Considerations  
National Planning Policy Framework (NPPF or “the Framework”) 2021  
National Planning Practice Guidance (NPPG)

**8. Assessment of Proposal:**

- 8.1. The main considerations in respect of this application are:
  - Section 9 Principle of Development
  - Section 10 Character and Design
  - Section 11 Impact on Residential Amenity
  - Section 12 Highway Safety
  - Section 13 Air Quality and Noise
  - Section 14 Trees and Landscaping
  - Section 15 Other Matters
  - Section 16 Planning Balance and Sustainability of Development

**9. Principle of Development**

- 9.1. Policy GP2 of the Local Plan states that development will be allocated and supported in accordance with the Settlement Hierarchy.
- 9.2. The application site is located within the Rugby Urban which is the main focus for all development in the Borough. Development is permitted within existing boundaries and as part of allocated Sustainable Urban Extensions.
- 9.3. Section 11 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Under paragraph 120, it states that as a planning authority we should give substantial weight to the value of using suitable brownfield land. The proposed site is located within the residential curtilage of No.208 Dunchurch Road and is therefore classed as previously developed brownfield land.

- 9.4. Section 2, paragraph 7 of the NPPF states that the planning system should contribute to the achievement of sustainable development. There are three dimensions of sustainable development, those being the economic; social and environmental roles. The planning balance will be carried out by assessing each of these strands:
- 9.5. Economic Objective: If this proposal were to be approved, it would result in the creation of a number of short-term construction jobs in relation to the erection of the dwelling. On a long-term basis, the property would also make Council-tax contributions.
- 9.6. Environmental Objective: The application site is considered garden land and based on its location would weigh in favour of the scheme. The presence of a dwelling in such a location would continue the built form along Dunchurch Road which is dominated by large dwellings. The development is situated in a sustainable location in Rugby Urban Area with easy access to public transport and is within walking distance of convenience stores, schools etc. This will assist in mitigating and adapting to climate change and support moving towards a low carbon economy.
- 9.7. Social Objective: The site is located within Rugby Urban Area which is the primary focus for meeting strategic growth targets. The erection of one dwelling house will contribute towards providing a sufficient range of homes for future generations and it will be located within close proximity to open green space and local facilities
- 9.8. The application is therefore considered to comply with Policy GP2 of the Local Plan and Section 2 of the NPPF.

## **10. Character and Design**

- 10.1. 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 a scale, density and design that responds to the character of the areas in which they are situated.
- 10.2. Having regard to the street scene the proposed dwelling sits at a similar height to that of its surrounding neighbours at No.206 and No.214 Dunchurch Road. The 3 dwellings built under R17/1421 are located a significant distance from the proposed dwelling and will not be impacted by the two-storey nature of this proposal.
- 10.3. The proposal is to be visible from the street scene of Dunchurch Road. However, is not considered to be prominent due to the scale and massing of the surrounding properties and the shielding the TPO trees and shrubs will provide. The design of the dwelling is considered appropriate and the materials will be in keeping with the existing dwelling on site.
- 10.4. The proposed dwelling would leave adequate amenity space and is sited in an appropriate position in relation to the existing and neighbouring dwellings.
- 10.5. This application is therefore considered to be in accordance with Policy SDC1 of the Local plan.

## **11. Impact on Residential Amenity**

- 11.1. Section 12 of the NPPF states that planning should always seek a high standard of amenity for existing and future users of developments.

- 11.2. The same details of this application were previously approved at planning committee under application R18/2026.
- 11.3. The planning history listed above refers to a planning application: R02/0303/04749/OP which was refused and upheld at appeal: APP/E3715/A/02/1102804. One of the key points written within this appeal document is a reference to the residential amenity of No.208 Dunchurch Road and the impact a new dwelling would have on the living conditions of this occupier. The existing dwelling, No.208 Dunchurch Road, has a number of window openings on the south elevation of the property which face toward the application site. To combat the loss of outlook and material loss of sunlight these window openings would have received from the proposed dwelling, the previous application R18/2026 re-located two first floor windows that serve two separate bedrooms to alleviate this issue. This previously approved amendment is consistent with this application which on the existing plans show the windows have already been relocated and the proposed plans show the windows relocated. Therefore, on balance, the application is not considered to significantly affect the residential amenity of No.208.
- 11.4. In respect to the appeal decision: APP/E3715/A/02/1102804 it also has regard towards the living conditions of the prospective occupants of the proposed dwelling. It was previously considered that a significant degree of overlooking of the rear garden area of the proposed dwelling would take place from the first-floor windows of No.208. As mentioned previously, these windows have been relocated, this issue has also been combated by the rear wing of the proposed dwelling which would mostly screen the impact.
- 11.5. In terms of other neighbour dwellings, eight were consulted on the application and no responses were received. All properties are located at a significant distance from the application site with the two closest properties: No.206 and No.212 being situated approximately 12.0 metres away. To the rear of the proposed dwelling is No 210 which has an elevation-to-elevation separation distance of at least 19 metres. The site is also boarded by mature trees and shrubs, as well as 6ft fencing/walls which will significantly shield the proposed property. Although the proposal will be visible from a number of these properties, it is not considered to have a detrimental impact on their residential amenity.
- 11.6. On balance, this application would not cause any significant harm to the surrounding residential amenity and is therefore considered to be in accordance with Section 12 of the NPPF and Policy SDC1 of the local plan.

## **12. Highway Safety**

- 12.1. Section 9 of the NPPF states that development should achieve a safe and suitable access to a 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 including the provision for motorcycles, cycles and for people with disabilities.
- 12.2. For a dwelling consisting of four-bedroom units, a minimum of three parking spaces are required. The proposal has an internal garage and large driveway area with space to accommodate more than three vehicles.
- 12.3. Warwickshire County Council Highways were consulted in regards to the proposal. The leading highway authority responded that as the application is the same as the previous submission under R18/2026, the Highways stance remains the same, one of no objection subject to conditions which are briefly outlined below.
- Widening the existing vehicles access prior to occupation of the dwelling

- Surfacing the access prior to vehicles accessing the site in connection with the proposed development
- Widening the access whilst not limiting the capacity of the drains
- Laying of footway/verge access prior to vehicles accessing the site in connection with the proposed development
- Submission of visibility splays prior to occupation
- Restricting the hanging of gates on the front elevation

12.4. As Warwickshire County Council Highways has no objection, the proposal is considered to be in accordance with Section 9 of the NPPF and Policy D2 of the Local Plan.

### **13. Air Quality and Noise**

13.1. Policy HS5 of the Local Plan states proposals should take full account of the cumulative impact of all development including that proposed in this Local Plan on traffic generation, air quality, noise and vibration.

13.2. Environmental Health were consulted on the application in order to assess the impacts of the proposal. RBC Environmental Health department are of a position of no objection subject to conditions requiring a traffic noise assessment and a scheme detailing the on-site measures within the development in order to meet air quality neutral standards or suitable mitigation. There will also be informatives relating to air quality, noise and smoke control.

13.3. As the leading technical consultee has no objection, the proposal is considered to be in accordance with Policy HS5.

### **14. Ecological Considerations:**

14.1. 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 chapter 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. Policy NE1 seeks to safeguard priority habitats/species of conservation concern and requires developers to take mitigating measures for their protection.

14.2. Warwickshire County Council Ecological Services department recommend two condition and three informatives. The first condition will be pre-development, to avoid disturbing bats that could be potentially roosting in the mature trees on site and within those set to be removed for the development. The second condition refers to the installation of four nesting boxes erected on mature trees.

14.3. As Warwickshire County Ecologists have no objection to the proposal subject to conditions and informatives the proposal is considered to be in accordance with Chapter 15 of the NPPF and Policy NE1 of the Local Plan

### **15. Trees and Landscaping**

15.1. Policy SDC2 states that the landscape aspects of a development form an integral part of the overall design and a high standard of appropriate hard and soft landscaping will be required. Proposals should ensure that new planting comprises of native species which are of ecological value and appropriate for the area. Policy NE3 has a similar purpose ensuring that significant landscape features are protected and enhanced

- 15.2. Policy NE1 states that developers will be required to make provision for the protection and subsequent retention of natural features and necessary supporting habitats, such as ponds, hedgerows, ditches and trees which are to be retained.
- 15.3. Existing site features include a number of TPOs both to the front of the site and within the site boundary. The Council's Arboricultural Officer was consulted and requested an up-to-date tree report be provided for the site (the one used for the original submission is now outdated).
- 15.4. RBC's Arboricultural Officer reviewed the submitted tree report and has no objection to the proposal subject to **Condition 15**,
- 15.5. The proposal is considered to be in accordance with Policies SDC2,NE1 and NE3 of the Local plan and Section 15 of the NPPF.

## **16. Planning Balance and Sustainability of Development**

- 16.1. On balance, the dwelling is located in a sustainable location and as such, there is a principle in favour of development. The proposal is considered to respect the character of the area, sympathetic with the dwelling at No.208 Dunchurch Road and is not considered to affect the residential amenity of the neighbouring properties. This proposal has overcome the issues addressed within the 2002 Planning Appeal, designing a property that does not inhibit the residential amenity of No.208 Dunchurch Road and does not adversely affect the protected trees to the front of the site.
- 16.2. Due to the reasons above, the application is considered to be in accordance with the NPPF and Local Plan. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and having regard to material considerations including the NPPF, it is considered that this application should be approved subject to conditions.

## **17. Recommendation:**

- 17.1. Approval subject to conditions and informatives.

### **DRAFT DECISION**

**REFERENCE NO:**

R22/0301

**DATE APPLICATION VALID:**

01-Apr-2022

**APPLICANT:**

James Shera 208 Dunchurch Road, Warwickshire, Rugby, CV22 6HR

**AGENT:**

David Coles, HB Architects HB Architects, The Old Telephone Exchange, Albert Street, Rugby, CV21 2SA

**ADDRESS OF DEVELOPMENT:**

208, DUNCHURCH ROAD, RUGBY, RUGBY, CV22 6HR

**APPLICATION DESCRIPTION:**

Renewal of permission R18/2026 - Erection of one dwelling and side extension to the existing property.

## **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 facing materials to be used on the external walls and roof shall as specified on the application form, received by the Council on 01-April-2022 and on plans outlined in Condition 3.

#### **REASON:**

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

### **CONDITION 3**

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

#### Plans Received by Council 01-April-2022

Design and Access Statement.pdf	(Design and Access Statement)
02522-HBA-DR-A-006_Proposed Site Plan.pdf	(Proposed Site Plan)
02522-HBA-DR-A-004_Proposed Garage.pdf	(Proposed Side Extension)
02522-HBA-DR-A-002_Proposed Scheme Design.pdf	(Proposed Dwelling)
02522-HBA-DR-A-003_Location and Block Plan.pdf	(Site Location Plan)

#### Plans Received by Council 08-Feb-2019

5903_100-18-10_Wall_and_Gated_Access.pdf	(Boundary Treatment)
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#### Plans Received by Council 19-Feb-2019

5905_100-18-11_Street_Elevation.pdf	(Proposed Street Scene)
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#### Plans Received 22-June-2022

208 Dunchurch Road Rugby – Tree Survey Jun2022 (1)	(Tree Survey)
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#### **REASON:**

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

### **CONDITION 4**

The development shall not be occupied until the existing vehicular access to the site has been widened so as to provide an access of not less than 5.0 metres, as measured from the near edge of the public highway carriageway.

#### **REASON:**

In the interest of Highway Safety

**CONDITION 5**

The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON:

In the interest of Highway Safety

**CONDITION 6**

The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway.

REASON:

In the interest of highway safety

**CONDITION 7**

The access to the site for vehicles shall not be used unless a public highway footway and verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

REASON:

In the interest of highway safety

**CONDITION 8**

The development shall not be occupied until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 90 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

REASON:

In the interests of highway safety

**CONDITION 9**

Gates erected at the entrance to the site for vehicles shall not be hung so as to open to within 7.5 metres of the near edge of the public highway carriageway

REASON

In the interest of highway safety

**CONDITION 10**

The development hereby permitted shall either:

- a.) Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds.
- b.) Not commence until a qualified ecologist has been appointed by the applicant to inspect the vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the



nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the ecologist.

Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act.

REASON:

To ensure that protected species are not harmed by the development.

**CONDITION 11**

No part of the development hereby permitted shall be commenced until a scheme for the provision of four suitable nesting boxes to be erected on mature trees and/ or buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity.

REASON:

To ensure that protected species are not harmed by the development.

**CONDITION 12**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes [A,B,C,D,E and F] of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON:

In the interest of residential amenity.

**CONDITION 13**

[Other than those shown on the approved plans] No new window shall be formed in the north elevation of the proposed development, unless non-material variations are agreed in writing with the Local Planning Authority.

REASON:

In the interest of residential amenity.

**CONDITION 14**

The windows to be formed in the side, north elevation of the first floor of the proposed development shall not be glazed or reglazed other than with obscure glass.

REASON:

To protect the residential amenity of neighbouring properties.

**CONDITION 15**

All tree protection measures identified within the Tree Survey Report and tree protection plan (Dated June 2022) relating to the approved design details must be implemented prior to the construction phase and to the satisfaction and written approval of the LPA. Protective measures must remain in place until the completion of all construction works. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the LPA. Pre-commencement site meeting to

be arranged with the applicant, LPA tree officer and designated arboricultural consultant responsible for the site to inspect tree protection measures.

**REASON:**

To ensure retained trees are successfully incorporated into the design and are suitably protected from damage during the construction phase.

**INFORMATIVE 1**

A. Condition numbers 4 and 8 require 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 to request the necessary application form (Form A - VAC). 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.

B. 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 2**

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 3**

Particular care should be taken when clearing ground prior to development, and if evidence of badgers, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badger snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Concrete should not be left unset overnight, or suitable barriers

erected to prevent animals accessing the concrete. Pipework with a diameter greater than 120mm should have the ends closed off overnight to prevent entrapment. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

#### **INFORMATIVE 4**

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity such as bat boxes, which can be used by a variety of species, native species planting of hedges and wildflower planting, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

#### **INFORMATIVE 5**

The applicant is advised that if additional planting is proposed for the site, indigenous tree and shrub species or fruit/berry bearing species should be used, preferably of local provenance. Such plants have a far higher value for local wildlife than cultivated, non-native plants. WCC Ecological Services would be happy to provide further advice if required (01926 418060).

**AGENDA MANAGEMENT SHEET**

**Report Title:** Delegated Decisions - 9 June to 29 June 2022

**Name of Committee:** Planning Committee

**Date of Meeting:** 20 July 2022

**Report Director:** Chief Officer - Growth and Investment

**Portfolio:** Growth and Investment

**Ward Relevance:** All

**Prior Consultation:** None

**Contact Officer:** Dan McGahey  
Search and Systems Officer  
01788 533774, daniel.mcgahey@rugby.gov.uk

**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):  
 Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C)  
 Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E)  
 Residents live healthy, independent lives, with the most vulnerable protected. (HC)  
 Rugby Borough Council is a responsible, effective and efficient organisation. (O)  
[Corporate Strategy 2021-2024](#)  
 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 - 20 July 2022**

**Delegated Decisions - 9 June to 29 June 2022**

**Public Report of the Chief Officer - Growth and Investment**

**Recommendation**

The report be noted.

**Name of Meeting:** Planning Committee

**Date of Meeting:** 20 July 2022

**Subject Matter:** Delegated Decisions - 9 June to 29 June 2022

**Originating Department:** Growth and Investment

**DO ANY BACKGROUND PAPERS APPLY**  YES  NO

**LIST OF BACKGROUND PAPERS**

<b>Doc No</b>	<b>Title of Document and Hyperlink</b>

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.

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Exempt information is contained in the following documents:

<b>Doc No</b>	<b>Relevant Paragraph of Schedule 12A</b>

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

Report Run From 09/06/2022 To 29/06/2022

APPENDIX 1

## Delegated

### 8 Weeks Advert

#### Applications Approved

R22/0391	DEBENHAMS, UNIT 12	Advertisement consent for
8 Weeks Advert	ELLIOTTS FIELD SHOPPING	installation of 2 no. estate sign
Approval	PARK, LEICESTER ROAD,	graphics for existing estate
09/06/2022	RUGBY, CV21 1SR	totems and 1 set of glazing
		graphics.

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### 8 Weeks PA Applications

#### Applications Approved

R22/0142	Oak Court, Dunchurch Road,	PROPOSED EXTENSION AND
8 Weeks PA	Rugby	CONVERSION OF
Approval		OUTBUILDING TO A DWELLING
09/06/2022		(PREVIOUSLY APPROVED
		UNDER R18/0920)

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R22/0388	14, SCHOOL STREET,	Replacement of two pitched roof
8 Weeks PA	CHURCH LAWFORD, RUGBY,	dormers with a flat roof dormer to
Approval	CV23 9EE	improve the internal
10/06/2022		arrangements.

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R22/0205	33, MACBETH CLOSE, RUGBY,	Extension of dormer and
8 Weeks PA	CV22 6LP	alterations to rear
Approval		
13/06/2022		

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## Delegated

### 8 Weeks PA Applications Applications Approved

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

R22/0210  
8 Weeks PA  
Approval  
13/06/2022

Application for variation of condition 2 (plans) and removal of conditions 11 and 12 (glazing to rooflights) imposed on planning permission reference: R17/1871 for Erection of dormer bungalow, approved 28th May 2018, to make amendments to height of roof and fenestration

R22/0433  
8 Weeks PA  
Approval  
13/06/2022

11, LAWRENCE ROAD, RUGBY,  
RUGBY, CV21 3SA

Front Porch, Single Storey Rear and Two Storey Side and Rear Extension

R22/0086  
8 Weeks PA  
Approval  
17/06/2022

WESTMORLANDS, HINCKLEY  
ROAD, WOLVEY, HINCKLEY,  
LE10 3HQ

Single storey extension to dwelling along with a roof alteration. The proposal also seeks a new access.

R22/0255  
8 Weeks PA  
Approval  
17/06/2022

81, CLAREMONT ROAD,  
RUGBY, CV21 3LX

Erection of three 1 bed apartments with vehicular access and parking off Tom Brown Street

33, GAINSBOROUGH  
CRESCENT, RUGBY, CV21

Erection of a single storey front, side and rear extension.

## Delegated

### 8 Weeks PA Applications Applications Approved

4DQ

R22/0256  
8 Weeks PA  
Approval  
17/06/2022

R22/0339  
8 Weeks PA  
Approval  
17/06/2022

7, THE PADDOCKS, STRETTON-  
ON-DUNSMORE, RUGBY, CV23  
9NW

First floor loft conversion to  
bedroom and ensuite, roof  
alterations and single storey  
extension to enlarge study room  
(resubmission of R21/0745)

R22/0346  
8 Weeks PA  
Approval  
17/06/2022

1 THE GREEN, BILTON,  
RUGBY, CV22 7LZ

PROPOSED SINGLE STOREY  
REAR EXTENSION TO  
DWELLING

R22/0430  
8 Weeks PA  
Approval  
17/06/2022

45, ROCHBERIE, HILLMORTON  
ROAD, RUGBY, CV22 5AB

Demolition of the existing rear  
extensions and erection of a new  
larger single storey rear  
extension.

R22/0278  
8 Weeks PA  
Approval  
20/06/2022

276, RUGBY ROAD, BINLEY  
WOODS, COVENTRY, CV3 2BD

To extend the existing dropped  
kerb driveway entrance and  
widen concrete crossover to 276  
Rugby Road, Binley Woods, CV3  
2BD.

## Delegated

### 8 Weeks PA Applications Applications Approved

MEADOWSIDE, SMEATON  
LANE, COOMBE FIELDS,  
RUGBY, CV23 0PS

R22/0128  
8 Weeks PA  
Approval  
21/06/2022

Part retrospective for garage  
conversion and alteration to  
windows, including the insertion  
of 1 no. new window to front  
north elevation

R22/0308  
8 Weeks PA  
Approval  
21/06/2022

PRINCETHORPE COLLEGE,  
LEAMINGTON ROAD,  
PRINCETHORPE, RUGBY,  
CV23 9PX

Erection of a new refuse store

R22/0329  
8 Weeks PA  
Approval  
21/06/2022

74, King Edward Road, Rugby,  
CV21 2TE

Change of use from one  
residential dwelling (Use Class  
C3) to 2no. residential flats (Use  
Class C4)

R21/0998  
8 Weeks PA  
Approval of Reserved  
Matters  
22/06/2022

LAND ADJACENT TO  
MASTERS COURT,  
LEAMINGTON HASTINGS  
ROAD, BIRDINGBURY

4 new detached dwellings and  
related facilities (reserved  
matters application for  
appearance, landscaping, and  
scale following outline planning  
approval R18/1987 granted 9th  
January 2019)

THE LATCH, COVENTRY  
ROAD, THURLASTON, RUGBY,

## Delegated

### 8 Weeks PA Applications Applications Approved

CV23 9JR

R21/1208  
8 Weeks PA  
Approval  
22/06/2022

Proposed demolition of existing dwelling and erection of 2 no new build dwellings, with associated parking and landscaping and relocated access to the highway.

R22/0232  
8 Weeks PA  
Approval  
22/06/2022

TOFT VIEW, CHURCH LANE,  
THURLASTON, RUGBY, CV23  
9JY

Single storey side extension &  
Garage conversion

R22/0465  
8 Weeks PA  
Approval  
22/06/2022

IVY BARN, LOWER STREET,  
WILLOUGHBY, RUGBY, CV23  
8BX

Erection of a summer house in  
rear garden

R22/0338  
8 Weeks PA  
Approval  
23/06/2022

3 , Knob Hill, Stretton-on-  
dunsmore, Warwickshire, CV23  
9NN

Erection of a timber garden room

R22/0378  
8 Weeks PA  
Approval  
23/06/2022

155, RUGBY ROAD, BINLEY  
WOODS, COVENTRY, CV3 2AY

Replacement Dwelling

Proposed construction of two

## Delegated

### 8 Weeks PA Applications Applications Approved

R22/0371 8 Weeks PA Approval 24/06/2022	FLECKNOE HOUSE FARM, SAWBRIDGE ROAD, WOLFHAMPCOTE, RUGBY, CV23 8AZ	garage and an outbuilding
R22/0422 8 Weeks PA Approval 24/06/2022	79 MEADOW ROAD, WOLSTON, COVENTRY, CV8 3JJ	Single storey rear extension and first floor rear extension.
R22/0163 8 Weeks PA Approval 28/06/2022	STAVE HALL FARM, FOSSE WAY, MONKS KIRBY, RUGBY, CV23 0RL	Amendments to outbuilding to reduce footprint and revert building to garaging and storage
R22/0326 8 Weeks PA Approval 28/06/2022	10, CHURCH STREET, RUGBY, CV21 3PH	Change of use of ground floor retail unit (Class E) to a hot food takeaway unit (Sui Generis) with installation of extractor duct to the rear and new shop signage to shop front.
R22/0435 8 Weeks PA Approval 29/06/2022	22 CARLTON ROAD BILTON, RUGBY, CV22 7PB	Demolition of existing rear lean to extension and erections of a single storey rear extension

## Delegated

### 8 Weeks PA Applications Applications Approved

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

R22/0455  
8 Weeks PA  
Approval  
29/06/2022

Rear side extension, with  
replacement side elevation single  
storey roof, traditional  
construction, render finish, gable  
tiled roof.

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### App with EIA Applications Approved

R21/1071 LAND NORTH OF TRITAX SITE  
- LAND NORTH OF COVENTRY  
ROAD, COVENTRY ROAD,  
THURLASTON

App with EIA  
Approval  
10/06/2022

Extended landscape mound to  
that approved under planning  
permission R20/1026 on northern  
boundary of Zone D of  
parameters plan. (Alternative  
scheme).

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### Certificate of Lawfulness Applications Applications Approved

R22/0408 93, High Street, Ryton-On-  
Dunsmore, Coventry, CV8 3FJ

Certificate of  
Lawfulness  
Approval  
22/06/2022

Proposed garage and  
outbuildings.

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## Delegated

### Certificate of Lawfulness Applications Applications Approved

4 , Kirkby Close, Brownsover,  
Rugby, Warwickshire, CV21 1TT

R22/0493  
Certificate of  
Lawfulness  
Approval  
22/06/2022

Certificate of Lawfulness for  
Proposed Single Storey Rear  
Extension

R22/0418  
Certificate of  
Lawfulness  
Approval  
23/06/2022

Land between Hinckley Road and  
the M69, Land off Hinckley Road

Lawful Development Certificate  
for area of hardstanding.

### Conditions Applications Approved

R22/0361  
Conditions  
Approval  
14/06/2022

COTON HOUSE MANAGEMENT  
CENTRE, LUTTERWORTH  
ROAD, CHURCHOVER,  
RUGBY, CV23 0AA

Approval of details in relation to  
Condition 26 attached to  
R12/1353 - A Hybrid Planning  
Application seeking Full Planning  
Permission for the demolition of  
redundant buildings, alterations  
to existing access on to A426,  
change of use and extension of  
Coton House to form 4 dwellings,  
construction of garaging to serve  
Coton House, change of use of  
stable buildings and extension to  
form 8 dwellings, change of use

## Delegated

### Conditions Applications Approved

of the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).

R22/0370  
Conditions  
Approval  
14/06/2022

111, CRICK ROAD, RUGBY,  
CV21 4DZ

Approval of details in relation to conditions 12 and 13 attached to R21/0561

R22/0550  
Conditions  
Approval  
16/06/2022

LAWRENCE SHERIFF  
SCHOOL, CLIFTON ROAD,  
RUGBY, CV21 3AG

Approval of details in relation to condition 5 of R21/0737

R22/0350  
Conditions

111, CRICK ROAD, RUGBY,  
CV21 4DZ

Approval of details in relation to condition 3 of R21/0561



## Delegated

### Conditions

#### Applications Approved

Approval  
17/06/2022

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<p>R22/0530 Conditions Approval 17/06/2022</p>	<p>RUGBY MODEL ENGINEERING SOCIETY, ONLEY LANE, RUGBY, CV22 5QD</p>	<p>Approval of details related to the approval of materials (Condition 4 of R19/1104).</p>
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<p>R22/0425 Conditions Approval 21/06/2022</p>	<p>Land At North Of Airfield Drive, Coombe Fields</p>	<p>Approval of details related to the construction management plan (Condition 6 of R21/0845) and land contamination report (Condition 7 of R21/0845).</p>
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<p>R22/0560 Conditions Approval 21/06/2022</p>	<p>BRIDGE ABOVE OXFORD ROAD, OXFORD ROAD, MARTON</p>	<p>Approval of details in relation to conditions 4 and 6 of R20/0991 - Demolition of existing brick arch bridge, removal of deck, arches and piers, and erection of steel truss bridge installed on existing abutment to be used for cycling and walking.</p>
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### Listed Building Consent Applications Applications Approved

Replacement of glass to 5

## Delegated

### Listed Building Consent Applications Applications Approved

R21/1209 5, ARNOLD VILLAS, RUGBY,  
Listed Building Consent CV21 3AX  
Approval  
13/06/2022

windows

R22/0222 DUNSMORE HOUSE,  
Listed Building Consent LILBOURNE ROAD, CLIFTON  
Approval UPON DUNSMORE, RUGBY,  
20/06/2022 CV23 0BB

Variation of Condition 6 of Listed  
Building Consent: R09/0512/LBC

R22/0421 6, ARNOLD VILLAS, RUGBY,  
Listed Building Consent CV21 3AX  
Approval  
27/06/2022

Listed Building consent for  
erection of a single storey side  
extension.

### Prior Approval Applications

#### Prior Approval Applications

R22/0394 WILLOWBANK FARM,  
Agriculture Prior SMEATON LANE, COOMBE  
Approval FIELDS, RUGBY, CV23 0PS  
Required and Refused  
09/06/2022

Prior Approval under Schedule 2  
Part 6 of the General Permitted  
Development Order for an  
extension to an existing straw  
barn

Land To West Of, Bond End,  
Monks Kirby

Agricultural Prior Approval for the  
erection of a secure storage

## Delegated

### Prior Approval Applications

### Prior Approval Applications

R22/0395  
Agriculture Prior  
Approval  
Not Required  
09/06/2022

agricultural building.

R22/0459  
Prior Approval  
Extension  
Not Required  
09/06/2022

28, SHUCKBURGH CRESCENT,  
RUGBY, CV22 5JB

PAX - Demolition of existing  
conservatory and erection of a  
single storey rear extension.

R22/0460  
Prior Approval  
Extension  
Not Required  
09/06/2022

4, HAMBLEDON CLOSE,  
RUGBY, CV22 7YR

PAX - Single storey flat roofed  
extension to rear

R22/0399  
Prior Approval  
Extension  
Not Required  
14/06/2022

26, SCHOOL STREET,  
WOLSTON, COVENTRY, CV8  
3HF

Proposed single storey rear  
extension (Larger Home  
Extension Prior Approval)

R22/0503  
Prior Approval  
Extension  
Not Required

27, VERNON AVENUE, RUGBY,  
CV22 5HL

## Delegated

### Prior Approval Applications

### Prior Approval Applications

20/06/2022

Application for prior approval-  
Single storey rear extension  
measuring out by 5.25m to a total  
height of 3m and an eaves height  
of 2.7m.

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R22/0473  
Prior Approval  
Extension  
Not Required  
21/06/2022

6, St Leonards Walk, RYTON-ON-  
DUNSMORE, COVENTRY,  
Warwickshire, CV8 3FD

Single storey rear extension

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