

**RPS**

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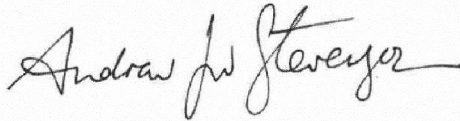
Committee scheduled for 15 December 2014. On that basis, and pursuant to your request for an extension of time to determine the application, we can confirm an extension until 31 January 2015. This should allow sufficient time undertake post-committee tasks.

In light of these timescales, we would recommend that we meet again in 2-3 weeks to discuss remaining matters.

In the meantime, please do not hesitate to contact me if you require any further information.

Yours sincerely

For RPS

A handwritten signature in black ink, reading "Andrew Stevenson". The signature is written in a cursive style with a long horizontal flourish at the end.

**ANDREW STEVENSON** BA (Hons) Town Planning, Diploma Town Planning, MRTPI  
Principal Planner

**(4) Application No: PAP/2014/0523**

**9, High Street, Hurley, CV9 2NQ**

**Erection of 1 no: detached 3 bed dwelling & 5 no: 2 bed dwellings, associated parking and altered access, for**

**Waterloo Housing Association**

### **Introduction**

This application is reported to the Board for determination as the Council is the owner of the land.

### **The Site**

This is an L-shaped parcel of land on the east side of Hurley set at the rear of numbers 1 to 9 High Street and backing onto open countryside to the east and other residential property to the south. The site is presently un-used and waste ground, being the site of a now demolished garage court. It has a vehicular access onto High Street – between numbers 9 and 11 High Street.

### **The Proposals**

The proposal is to erect a row of five two bedroom houses at the southern end of the site slightly to the rear of existing semi-detached property at number 56 High Street. These would be two storey with a ridge height of 8 metres, and be constructed in facing brick with a mix of rendered panels and tile hanging. Chimneys are also added. They would stand slightly taller than the existing house at 56. There would two small ground floor windows and one first floor window in the western most gable overlooking the garden of number 56. Two these windows would be obscurely glazed. The rear elevations of this row would be some 35 metres from the rear elevations of existing houses in Bridge Street and from those in Woodbridge Park.

The sixth detached dwelling of similar design would stand off the access at the rear of the existing frontage properties.

All car parking and access is at the front of the houses and 12 spaces are provided.

The applicant is the Waterloo Housing Association and there would be 100% affordable housing provision here.

### **Background**

An application was withdrawn earlier this year due to highway objections – that was for ten units and it also attracted neighbour representations as it was to be two and a half storeys tall with all car parking provision to the rear of the main residential block.

## **Consultations**

Environmental Health Officer – Supports the application as this should prevent considerable amounts of “fly tipping” which has happened in the past.

Warwickshire Police – No objection - recommending a number of detailed design matters which have been relayed to the applicant – e.g. types of lock etc. Moreover the redevelopment of the site might lead to less anti-social behaviour in the vicinity.

Warwickshire Museum – No objections.

Warwickshire County Council as Highway Authority – The Authority originally objected to the proposal on the grounds that the access bell-mouth was too narrow to support two-way movements. Vehicles may thus have to reverse into High Street. As the access is the only pedestrian route into and out of the site there could also be conflict between users of the access. However given that the site used to house around 28 garages and on considering the likelihood of two cars actually meeting in the bell-mouth the Highway Authority has withdrawn its objection.

Severn Trent Water Ltd – No comments received

## **Representations**

The occupier of the adjoining house in High Street has expressed concern about access into the rear garden via existing gates.

A second resident objects due to the view that properties are “squeezed” into an area of already high density. The shop gets very busy and access to the site would be hampered by this.

## **Development Plan**

Saved policies of the North Warwickshire Local Plan 2006 – Core Policy 2 (Settlement Distribution); HSG2 (Affordable Housing), ENV11 (Neighbour Amenities), ENV12 (Urban Design), ENV13 (Building Design), ENV14 (Access Design)  
The North Warwickshire Core Strategy 2014 – NW1 (Settlement Hierarchy), NW4 (Split of Housing Numbers, NW5 (Affordable Housing), NW8 (Sustainable Development), NW10 (Quality of Development)

## **Other Material Planning Considerations**

The National Planning Policy Framework 2012

The Pre-Submission Draft Preferred Options for Site Allocations 2014

## **Observations**

The site lies inside the development boundary defined for Hurley within the Local Plan and the Core Strategy. There is thus no objection in principle here. Indeed the site is a preferred option for housing as set out in the Pre-Submission draft Site Allocations. The proposal being for 100% affordable provision also fully accords with both parts of the Development Plan. The issues here are going to be about the detail.

The design is in keeping and a significant improvement on much of the existing housing in the area matching similar developments elsewhere in the settlement promoted by the applicant. There should be no material adverse amenity impact on the surrounding property given the scale of the proposed housing and the separation distances involved. Additionally there is 200% car parking provision. The gates to the adjoining owner's rear gardens will not be affected but whether there is a right of access would be a private matter and is not a material planning consideration of any weight. The proposed scheme would however safeguard that access.

The main issue here is that of the adequacy of the access to accommodate the additional traffic from the six houses. The two main matters are firstly its width, particularly at the "bell mouth" with High Street therefore not enabling two cars to pass, and secondly the conflict between pedestrian and vehicle movements along the access drive. The applicant has responded by reducing the number of proposed units from ten to six thus reducing traffic movements, and secondly by re-designing the "bell-mouth" such that it would be brought forward thus enabling greater vision and greater width. The County Council as can be seen above has re-considered its original objections and given the previous use of the site; the improvements now proposed and the conclusion that the likelihood of two cars meeting in the bell-mouth regularly is low; the County has withdrawn its objection. A key consideration in this re-assessment was the NPPF which states that highway refusal reasons should only carry weight where harm would be "severe".

## **Recommendation**

That planning permission be **GRANTED** subject to the following conditions:

1. Standard Three year condition
2. Standard Plan numbers – 9198/19, 20 and 21 received on 2/10/14
3. No work shall commence on the construction of the houses hereby approved until such time as details of the facing and roofing materials to be used have first been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall then be used on site.

### REASON

In the interests of the visual amenities of the area.

4. No work shall commence on the development hereby approved until the design of the proposed "build-out" at the site access junction with High Street, has first been submitted to and approved in writing by the Local Planning Authority. Only the approved detail shall then be implemented on site.

### REASON

In the interests of highway safety

5. The site access shall be surfaced with a bound material for a minimum distance of 7.5 metres into the access as measured from the near edge of the public highway carriageway.

## REASON

In the interests of highway safety.

6. None of the houses hereby approved shall be occupied until such time as the whole of the parking areas and turning area as shown on the approved plan have first been completed to the written satisfaction of the Local Planning Authority.

## REASON

In the interests of highway safety.

## Notes

1. The Local Planning Authority has met the requirements of the NPPF in this case through resolving the highway issue.
2. Attention is drawn to Section 184 of the Highways Act 1980; the Traffic Management Act 2004, the New Roads and Street Works Act 1991 and all relevant Codes of Practice. Contact should be made with the Warwickshire County Council as Highway Authority in this respect.
3. Attention is drawn to the rear access to number 11 High Street and any rights of access that might pertain to that property.

## BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Planning Application No: PAP/2014/0523

| <b>Background Paper No</b> | <b>Author</b>                | <b>Nature of Background Paper</b>         | <b>Date</b> |
|----------------------------|------------------------------|---|-------------|
| 1                          | The Applicant or Agent       | Application Forms, Plans and Statement(s) | 2/10/14     |
| 2                          | Warwickshire Museum          | Consultation                              | 16/10/14    |
| 3                          | WCC Highways                 | Consultation                              | 23/10/14    |
| 4                          | Mrs C Sharpe                 | Objection                                 | 28/10/14    |
| 5                          | Warwickshire Police          | Consultation                              | 30/10/14    |
| 6                          | Environmental Health Officer | Consultation                              | 20/10/14    |
| 7                          | Agent                        | E-mail                                    | 3/11/14     |
| 8                          | WCC Highways                 | Consultation                              | 1/12/14     |

*Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.*

*A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.*

