



Stella Homes Ltd

**Erection of three detached dwellings;
and associated alterations and single-
storey extension**

**Brook Farm House,
Myton Road,
Warwick,
CV34 6SB**

April 2021

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Appendix A: Pre-application advice from Highway Authority

1 INTRODUCTION

- 1.1 This Joint Planning and Design and Access Statement accompanies the application by Stella Homes Ltd for detailed planning permission for the “*erection of three detached dwellings; and associated alterations and single-storey extension to Brook Farm House*” at Brook Farm House, Myton Road, Warwick, CV34 6SB.
- 1.2 Our Statement comprises the following sections:
- this section which describes the application site and explains the proposed development;
 - Section 2 which considers the main issues raised by the proposal; and
 - Section 3 which sets out our conclusions.
- 1.3 The application is accompanied by an Arboricultural Report prepared by Cotswold Wildlife Surveys which confirms that there are no arboricultural reasons for withholding planning permission for the proposed development.

The application site

- 1.4 Brook Farm House lies to the south of Myton Road within the urban area of Warwick. The property comprises a large detached house and associated ancillary outbuildings, including a small brick former barn within the south-eastern corner of the site.
- 1.5 The existing front and rear elevations of Brook Farm House are shown in Photographs 1 and 2 on the next page.
- 1.6 The 0.2 ha plot is accessed via a 200 m long metalled access road which runs to the south of Myton Road and which has recently been adopted by the District Council.
- 1.7 To the north and west of the site lies the building and outside play areas of Evergreen School (formerly known as Round Oak School) for those with special educational needs.
- 1.8 Until recently, Brook Farm House lay on the southern edge of the built-up area of Warwick but large-scale housing development has recently taken place, and is still under construction, to the south and east of the site. As part of this development, the area immediately to the south of the application site is in the process of being laid out for community allotments whilst the area on the eastern side of the access track forms part of the network of proposed green infrastructure. This area includes a community orchard, a Multi-Use Games Area (MUGA), a play area and landscaped balancing ponds.

Photograph 1: Front elevation of Brook Farm House



Photograph 2: Rear of Brook Farm House



The proposed development

- 1.9 The application proposes the erection of three detached houses to be sited in linear formation immediately to the west of the retained Brook Farm House, with the resulting development to be known as Brook Farm Gardens.
- 1.10 Although the new houses are to be two-storey, much of the proposed accommodation is within the roof space, meaning that they appear as only one-and-a-half storeys in height and would have a very low roof eaves at first floor level.
- 1.11 Plot 1 – the house adjacent to the site’s western boundary – would provide three first floor bedrooms and comprise a total gross internal floorspace of 209 sq. m. whilst Plots 2 and 3 would be slightly smaller, providing two first floor bedrooms and a floorspace of 189 sq. m.
- 1.12 As well as providing attractive accommodation suitable for families, the houses are also intended to appeal to those who are ‘downsizing’ or who seek homes which are sufficiently flexible to cater for their needs over the course of their lifetimes. The houses therefore include a multi-purpose ground floor room with adjoining en-suite facility that could be used initially for either a home office or gym but could also serve as a bedroom if the mobility of homeowners becomes impaired over time. The homes also include large rooms which allow for greater manoeuvrability in the event of owner’s restricted mobility.
- 1.13 The houses would be constructed from brick and tile and comprise a large front gable with central roof ridge. Subservient front projections are proposed to provide visual interest, with that for Plot 1 being two-storey and that for Plots 2 and 3 being single-storey.
- 1.14 Feature glazing is proposed within the roof apex of the rear elevations, providing extensive views over the adjacent allotments and land beyond.
- 1.15 Each house would enjoy a garden area of 200 sq. m or greater.
- 1.16 A new vehicular access point is proposed close to the northern site boundary to serve the three new houses, with the two existing accesses to Brook Farm House being retained to serve that property.
- 1.17 The new access would be constructed using a ‘no dig’ method of construction, involving a load bearing permeable surface above existing ground level, so avoiding compaction of the earth or harm to the long-term prospects of the adjacent trees sited along the site’s northern boundary.
- 1.18 Each new house is to have three parking spaces: two directly in front of each house and a third within a three-bay pitched roof garage on the southern side of the access.
- 1.19 An additional six visitor spaces are also to be provided alongside the garage.
- 1.20 A bin store is proposed adjacent to the site entrance.

- 1.21 An attractive landscape setting for the new houses would be provided by retention of the existing trees and the planting of a new two metre high evergreen hedge along part of the boundary with Evergreen School.
- 1.22 Reflecting the outcome of pre-application discussions with the Highway Authority, the application proposes widening of the access road with Myton Road, 200 metres to the north. The access would be widened to five metres for a distance of 7.5 m, so enabling two cars to easily pass each other in this location.
- 1.23 The application also provides for minor amendments to Brook Farm House to ensure that the amenity of existing and future occupiers is not compromised. These amendments comprise the re-siting the ground floor rear patio doors and the first floor rear study window to the southern side elevation of the house. The study would then be used as a fourth bedroom. A three metre single-storey extension to the kitchen is also proposed, so that the bedroom and enlarged kitchen would then have a pleasant southerly aspect, facing the retained garden area, and with no overlooking of the gardens of the new homes.
- 1.24 Separation between the Brook Farm House curtilage and the adjacent House 3 would be achieved by an attractive 1.8 m high brick wall.

2 MAIN ISSUES

2.1 In this section we consider what we believe to be the main issues raised by the application, these being:

- the principle of development,
- the potential impact on the character and appearance of the area,
- the relationship with adjoining land uses, and
- highway considerations.

2.2 We consider these issues below.

The principle of development

2.3 The latest version of the Government's National Planning Policy Framework (NPPF) was published in February 2019, with paragraph 11 setting out a "*presumption in favour of sustainable development*". In terms of decision-making, the Framework advises that proposals for sustainable development "*should be approved without delay*".

2.4 The application site lies in a highly sustainable location as it is within 200 metres of Myton Road where there is a cycleway which connects with Warwick and Leamington Town Centres. There are also several bus stops along Myton Road, including one almost adjacent to the access. In addition, the site is very well related to the green space being provided as part of the adjacent large-scale housing which includes play areas, allotments and open space. The application site therefore undoubtedly lies in a highly sustainable location and so benefits from the NPPF presumption in favour of approval.

2.5 The NPPF also sets out the Government's objective of "*significantly boosting the supply of homes*"¹, with paragraph 68 requiring local authorities to:

"support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes".

2.6 The 2019 NPPF also contains an increased emphasis on the need to make efficient use of under-used land, with paragraph 118 d) of the Framework requiring local authorities to:

"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained".

¹ Paragraph 59

- 2.7 Also relevant is paragraph 119 of the Framework which requires local planning authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.
- 2.8 At the local level, the adopted local plan covering the application site is the Warwick District Local Plan 2011-2029 (adopted 2017). Policy H 1 'Directing New Housing' of the Local Plan seeks to direct new housing to the urban areas of the main towns, with the Policies Map of the Plan showing the application site as lying significantly within the urban area boundary for Warwick. As such, the proposed new houses are consistent with the objectives of Local Plan Policy H 1.
- 2.9 Therefore, in summary, the combined effect of national and local planning policy is to seek to deliver a step-change in housing provision in sustainable locations, such as within the urban area of Warwick, with the NPPF placing an increased emphasis on making the most efficient use of land and the need to encourage 'windfall' development.
- 2.10 The application is fully in accordance with the above policy objectives and therefore benefits from a strong planning policy presumption in favour of support.

Impact of the houses on the character and appearance of the area

- 2.11 The houses would be similar in height to the existing Brook Farm House but would have a much reduced visual presence due to the very low eaves height. They would not therefore overwhelm or dominate the existing property but would read as a pleasant group of visually subservient houses.
- 2.12 The western and part of the southern elevations of Brook Farm House are constructed of exposed brick, with these elevations being the most visible from the new access to the proposed houses. The new houses are therefore also proposed to be constructed from red / brown facing brick and tiled roof to complement the materials of the existing property.
- 2.13 The small linear formation of the three houses and their complementary design will create their own sense of place and character, and not detract from any established street scene or prevailing local character.
- 2.14 An attractive setting to the development would be provided by retention of trees along the site's northern boundary, supplemented by the planting of a new mature evergreen hedge. The existing garden trees along the southern site boundary, within the rear garden areas, will also be retained and will provide a pleasant outlook both for future residents and from views to the south.
- 2.15 The new access to the houses would be attractively framed by two mature trees on either side of the entrance.

- 2.16 It is also worth noting that there are extensive views from the site through to the modern brick two and three-storey houses within the Brittain Lane development to the north, as well as views to the estate-style development currently being constructed to the south and east. It is therefore considered that that given the nature of surrounding residential development, the three new houses would represent a positive and complementary addition to the style, variety and choice of housing within the vicinity.
- 2.17 The application scheme will not therefore result in any harm to the character and appearance of the area.

Relationship with adjoining land uses

- 2.18 To the north of the site lies Evergreen School building. Although the School contains a tall roof gable within its southern elevation, the only windows are at ground floor level, with the higher roof height afforded by the gable presumably being some sort of sports hall or assembly room.
- 2.19 The view from the application site towards the school building is shown in Photographs 3 and 4 below.

Photograph 3: View from the application site towards Evergreen School



Photograph 4: View towards Evergreen School from application site boundary



- 2.20 The distance between the main elevation of the new houses and the single-storey school building is approximately 27 metres. This comfortably exceeds the requirement for all types of separation distances set out in the District Council's *'Residential Design Guide'*, other than that for three-storey development.
- 2.21 The application also proposes the planting of a new two metre high mature evergreen hedge along the boundary with the school. This will obscure the existing palisade security fence and provide an attractive outlook for future residents.
- 2.22 To the west of the housing site lies the school's play area, including areas of informal play equipment. To preserve the school's privacy, the application proposes a new two metre high close boarded timber fence inside the line of the existing school fence. This will ensure no overlooking between the sites.
- 2.23 Three rooflights are proposed within the western roof plane of Plot 1, two of these being to non-habitable rooms (bathroom and en-suite) and the third providing high level lighting above the landing and staircase. There would therefore be no overlooking from the houses towards the school play area.
- 2.24 We therefore consider that both future occupiers and the adjacent school will enjoy a suitable standard of amenity.

- 2.25 Notwithstanding the above, it should also be appreciated that the application site is already residential curtilage and there are existing open views between the existing residential use and the adjacent school. The proposed scheme would represent an improvement over the existing situation.
- 2.26 As well as the relationship with the school, it is also necessary to consider the relationship of the new houses with the retained Brook Farm House. As noted in Section 1, the application proposes re-orientating the fenestration within Brook Farm House so that there would be no first floor windows facing the new housing and the existing bi-fold doors would be re-positioned to have a southerly aspect. There would therefore be no overlooking of the new houses and the privacy of both sites would be maintained.
- 2.27 Community allotments are being laid out to the south of the application site, so ensuring that the occupiers would enjoy a pleasant open aspect from the rear of the proposed houses.
- 2.28 We therefore consider that the new houses would enjoy an acceptable relationship with all adjoining land uses.

Highway considerations

- 2.29 The development potential of the Brook Farm House site has been the subject of a pre-application enquiry with Warwickshire Highway Authority. In response to an enquiry seeking advice for a total of up to nine houses within the site (based on a totally cleared site), Mr Pilcher of the Highway Authority confirmed that the principle of additional housing within the site should be acceptable, commenting:

“In principle, I can see no reason why the site could not be developed for the level proposed. Although 'single track', the access offers good forward visibility and an ample passing point mid way, which would deal with any conflicting vehicle movements from the intensification of use. I considered additional pedestrian activity from the nearby development, but considered this to be a low risk, with sufficient width to allow pedestrians and vehicles to pass safely.”

- 2.30 A copy of the pre-application response of the Highway Authority is set out at Appendix A.
- 2.31 Mr Pilcher's response raised the possibility of introducing a Give Way markings on the access road, to the rear of the cycleway. However, these markings have already been laid out, together with street lighting being introduced along the road.
- 2.32 Mr Pilcher did, however, recommend formalising the existing access by widening it to 5 metres for a distance of 7.5 metres and adding kerbing which would more clearly define the driveway, cycleway and footway within the vicinity of the Myton Road junction. The application is accompanied by an access design plan which show the widening and demarcation of the access, as requested by the Highway Authority.

- 2.33 The submitted plan also shows the availability of sufficient visibility splays to meet the requirements of Manual for Streets for built-up areas subject to a 30 mph speed restriction.

3 CONCLUSION

3.1 In summary, we consider that the proposed application complies with relevant planning policy as:

- The new houses would be located within a highly sustainable location and the application therefore benefits from the NPPF “*presumption in favour of sustainable development*”.
- The proposed scheme is also consistent with the NPPF’s objective of significantly boosting the delivery of ‘windfall’ housing and making use of under-used urban land.
- The scheme would provide attractive and flexible accommodation that could be adapted to suit the changing needs of occupiers over time.
- The houses would sit well with the retained Brook House Farm, being visually subservient and constructed from complementary materials.
- There is no established street-scene in this location and the new housing would create its own sense of place, with an attractive vehicular entrance framed by two mature trees.
- The main elevation of the new houses would be 27 m from the adjacent single-storey Evergreen School building, a distance which exceeds the District Council’s separation guidelines. Moreover, boundary trees will be retained and a new mature evergreen hedge will be planted within the site’s northern boundary to soften the boundary.
- There would be no overlooking between the retained Brook Farm House and the new houses.
- Pre-application discussions with the Highway Authority have confirmed that three additional dwellings would not raise any highway safety concerns, provided that the access with Myton Road is widened to five metres, as proposed in the application.

3.2 We therefore request that planning permission be granted.

Appendix A

**Pre-application advice from
Highway Authority**

Joel Hancock

From: Dave Pilcher <davepilcher@warwickshire.gov.uk>
Sent: 23 May 2019 14:00
To: joel hancock
Cc: Gary Martin
Subject: Re: W385 Brook Farm House, Myton Road, Warwick.

Hello Joel,

I met with Mrs Martin on the 15th May.

In principle, I can see no reason why the site could not be developed for the level proposed. Although 'single track', the access offers good forward visibility and an ample passing point mid way, which would deal with any conflicting vehicle movements from the intensification of use. I considered additional pedestrian activity from the nearby development, but considered this to be a low risk, with sufficient width to allow pedestrians and vehicles to pass safely.

I did however have some concerns over the existing access from Myton Road. Currently, there is poor inter-visibility between drivers exiting Myton Road into the access and pedestrians on the footpath, this being obstructed by foliage. This is further compounded by the 'informal' nature of the access and lack of clear definition between footway, cycleway and the driveway. I suggested to Mrs Martin that the issue could simply be resolved by formalising the access to identify it as a vehicular access, by widening to 5 metres for a distance of 7.5 metres and adding kerbing. This would also have the benefit of enabling entering vehicles to pass those exiting, should this arise, without causing vehicles to wait on Myton Road.

One final consideration would be the introduction of a give way line on the access road at the rear of the cycleway that would give priority to pedestrians and cyclists.

I would happily discuss any of the above further with you if you need any points clarifying.

Thanks

Dave Pilcher

Development Control Engineer
Planning, Development and Flood Risk Management
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On Wed, 22 May 2019 at 10:41, joel hancock <info@hancocktowntownplanning.co.uk> wrote:

Hi Dave,

I understand you recently met Gary at the site. I was wondering if you were now in a position to issue your advice?

Thanks very much.

Regards,

Joel

From: Dave Pilcher [mailto:davepilcher@warwickshire.gov.uk]

Sent: 09 May 2019 09:22

To: joelhancock@hancocktownplanning.co.uk

Subject: W385 Brook Farm House, Myton Road, Warwick.

Hi Joel,

I wondered if it was possible to meet you at some point on site to further discuss your pre-application advice request for the above?

I'm free pretty much all of next week apart from Tuesday PM at the moment.

Thanks

Dave Pilcher

Development Control Engineer

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Transport & Economy

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