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26 April 2022
Client Reference: RCA874a

SUPPORTING PLANNING, DESIGN AND ACCESS STATEMENT

in respect of
Foreman's Cottage, Brome Hall Lane, Lapworth B94 5RB
on behalf of
Mr Michael Lewis

Introduction

1. This Supporting Planning, Design and Access Statement has been prepared on behalf of Mr Michael Lewis (the applicant) by RCA Regeneration Ltd (the agent) to support a householder planning and listed building consent application for the installation of two Air Source Heat Pumps (ASHP) at Foreman's Cottage, Brome Hall Lane, Lapworth B94 5RB

Site description and surrounding area

2. The application site is a residential dwelling adjacent to the canal. The property is Grade II listed (formerly known as Lock Keepers House), as is the neighbouring building to the north. The site is located within the Canal Conservation Area.
3. The site lies within Lapworth Civil Parish, in the administrative areas of Warwick District Council and Warwickshire County Council.
4. The site is located in Kingswood, inside the Growth Village Envelope. As such it is inset from, but adjacent to, the Metropolitan Green Belt on the adopted Policies Map.
5. The site is located within Flood Zone 1.

Relevant planning history

6. The following planning applications are available on the online planning history search and are relevant to the current proposals:



Planning History		
Application Number	Description of Development	Decision
W/10/1546 and W/10/1547/LB	Erection of a two storey and a single storey extension to existing dwelling (as approved scheme p.p W09/0803) plus addition of french doors and balcony to first floor master bedroom (part retrospective)	Approved (24/01/2011)
W/10/0212 and W/10/0213/LB	Proposed construction of detached garage, vehicular entrance gates and side walls.	Approved 23/04/2010
W/09/0803 and W/09/0802/LB	Erection of a two storey and a single storey extension to existing dwelling	Approved 30/12/2009

Proposed development

7. The property currently has oil-fired central heating. The applicant would like to have a more environmentally-friendly method for heating their home and would like to replace the existing system with ASHPs.
8. It is proposed to remove the existing oil tank with associated willow hurdle fence screening and replace it with two ASHPs in the same location.
9. As with the existing oil tank, the infrastructure linking the ASHPs to the house will be underground in a trench. The first trench will be from the ASHPs behind the fence, to the existing brick built shed, to connect it to the electricity infrastructure inside that shed. A further trench will then take the pipework to the outside wall of the utility room. These will not be visible as they will be buried, with the lawn and patio reinstated.
10. As with the existing oil tank, there will be a requirement for pipework to pass through the utility room wall. This is proposed in the same location as the current oil boiler pipework, to reuse the existing holes as far as possible. The pipework will be 2 x 35mm pipework with 30mm insulation, together with a communications cable.
11. The location of the ASHPs and electrical infrastructure and the routes of the infrastructure are shown on the submitted plans. The data sheets for the ASHPs are also supplied, together with a not-to-scale photomontage of how the finished set-up would work.

Relevant planning policies and other material considerations

12. The following policies from the Warwick District Local Plan 2011-2029 are considered to be relevant:

BE1 (Layout and Design) – requires new development to positively contribute to the character and quality of its environment through good layout and design

BE3 (Amenity) – states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby residents or does not provide acceptable standards of amenity for future occupiers of the site.

CC2 (Planning for Renewable Energy and Low Carbon Generation) – states that proposals for new low carbon and renewable energy technologies and associated infrastructure will be supported in principle, subject to meeting a number of requirements.

HE1 (Designated Heritage Assets and their Setting) states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset.

13. The following policies from the National Planning Policy Framework are considered to be relevant:

Paragraph 130 requires development to be sympathetic to local character and history whilst not preventing appropriate innovation or change.

Paragraph 158 states that local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy, to recognise the valuable contribution of small-scale projects, and to approve the application if its impacts are acceptable.

Paragraph 194 states that in determining applications local planning authorities should require an applicant to describe how the significance of a heritage asset and its setting may be affected, with a proportionate level of detail.

Paragraph 197 requires local planning authorities to take account of the desirability of sustaining the significance of the heritage asset and putting them to viable uses.

Principle of development

14. The site is inset from the Green Belt by virtue of being located inside the Growth Village Envelope and the proposed development would all take place inside an existing residential curtilage, replacing existing infrastructure. As such the principle of development is considered to be acceptable.

Design considerations

15. The proposed ASHPs would be located in the same position as the existing oil tank. Due to their modest size they would be less visually prominent than existing. The pipework and cables would all be buried underground, with the lawn and patio over reinstated, and would enter the house in the same position as the existing oil tank and boiler infrastructure. It is considered that the design and location of these items would be acceptable in relation to the character and appearance of the host dwelling and surrounding area as it would have a neutral impact compared to the existing situation.
16. The proposals would not have any adverse impacts on residential amenity of the applicant as occupier of the host dwelling, nor on neighbouring occupiers.
17. The proposals would be in accordance with Local Plan Policies BE1 and BE3.

Heritage considerations

18. The official listing entry for the property reads as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1035083

Date first listed: 16-Feb-1990

Statutory Address 1: LOCK KEEPERS HOUSE APPROXIMATELY 30 METRES SOUTH WEST OF LOCK 21, STRATFORD UPON AVON CANAL

Location

Statutory Address: LOCK KEEPERS HOUSE APPROXIMATELY 30 METRES SOUTH WEST OF LOCK 21, STRATFORD UPON AVON CANAL

The building or site itself may lie within the boundary of more than one authority.

County: Warwickshire

District: Warwick (District Authority)

Parish: Lapworth

National Grid Reference: SP 18596 70878

Details

LAPWORTH STRATFORD-UPON-AVON CANAL SP17SE (West side) 1/62 Lock-keepers house approx. 30m SW of lock 21 GV II Lock-keepers house. Early C19. Roughcast on brick; slate hipped roof; brick end stack to right, ridge stack to left of centre. 2-storey, 3-window range. 6-panel part-glazed door to centre with wood architrave surround and pediment. 3-lightwood mullion and transom window to right. 16-pane unhorned sashes to first floor left and right. 2-storey angled bay to left end with angled bay window to ground floor, and 16-pane unhorned sash to first floor. Brick dentil course to eaves. Interior not inspected. [63]

Listing NGR: SP1859670878

19. For the reasons set out above in relation to design, it is considered that the proposals would have a neutral impact on the special character and setting of the Listed Building. It is further noted that the ASHPs will help secure the beneficial long-term use of the listed building as a residential dwelling.
20. The adjacent dwelling to the north is also Grade II Listed (Listing Reference 1035082 - Engineering Works Building). However given the nature and modest scale of the works it is not considered that the proposals would have any significantly adverse impacts on the special character or setting of the neighbouring listed building.
21. Given the minor nature of the proposals and their neutral visual impact, it is not considered that the proposals would have any significantly adverse impacts on the Conservation Area.
22. The proposals would be in accordance with Local Plan Policy HE1.

Access considerations

23. Access to, and parking at, the site would remain unchanged by the proposals. The ASHPs and associated infrastructure would provide maintenance access in the same way as the current oil fired boiler and tank can be accessed in these locations.

Natural Environment considerations

24. The proposals would not have any impact on trees, hedgerows or protected species. The trenches would be backfilled and reinstated to lawn and patio, as existing, so would have no adverse landscaping amenity impacts.

Sustainability considerations

25. Air Source Heat Pumps are a highly efficient way of producing heat and hot water, and have a very low carbon footprint due to having zero on-site carbon emissions. There would be a net gain over the existing oil-fired central heating system. The proposals meet the requirements set out in Local Plan Policy CC2.

Summary and Conclusions

26. This is a modest householder development which would be more energy efficient and environmentally friendly than the existing system, would be in accordance with local and national policy, and would be acceptable in relation to all other material considerations. Planning permission should be granted without delay. We would be grateful if you would consult us on draft planning conditions before determining the application.

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