



hancocktownplanning

Our ref: HTP1690le1

Sandip Sahota
Development Manager
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Royal Leamington Spa
CV32 5HZ

Hancock Town Planning Ltd
Hope Cottage The Green Claverdon
Warwickshire CV35 8LL

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27th November 2023

Dear Mr Sahota,

Lyons Farm, Rowington Green, Rowington, Warwick, CV35 7DB

s.73 application to vary Condition 2 of planning permission W/23/0493 to allow minor amendments to the design of approved three dwellings

Hancock Town Planning (HTP) Ltd acts for Mr David Pickering, the owner of the above site.

Planning permission W/23/0493 granted planning permission for the “*redevelopment of farm buildings to provide three ‘barn style’ dwellings*”, laid out in a loose U-shaped layout, characteristic of a farmstead.

In granting permission for the redevelopment, officers agreed that the scheme would increase the openness of the Green Belt in a sustainable location and would represent:

“a clear improvement on the character and quality of the site over and above the existing and extant [Class Q] permission”

(see Delegated Report on W/23/0493).

The development footprint of the consented scheme is 781 sq. m, and the total consented floor area is 1,251 sq. m.

The current proposed amendment maintains the siting and layout of the three dwellings but seeks to amend the design of the individual houses so that they have a simpler and more rectangular form which would be more characteristic of the footprint and appearance of a traditional barn or agricultural building.

The revisions also allow for enhanced views over the surrounding countryside.

The development footprint, total floorspace and building height are all the same as that previously approved, as is the proposed use of materials.

During consideration of application W/23/0493, officers previously expressed a preference for buildings with a more traditional barn and rural vernacular appearance. We are therefore not aware of any concern or issues likely to be raised by the proposed simplified design approach and trust that the revisions are non-contentious.

As well as the amended design, the application also provides for a retained agricultural access to the land to the rear of the adjacent farmhouse, allowing agricultural vehicles access to this area.

The approved site plan for application W/23/0493 indicated 'garden area' up to the site boundary, with a smaller 'residential curtilage' area being defined closer to the permitted houses. Condition 12 of W/23/0493 removed Permitted Development (PD) Rights for outbuildings within the curtilage. We are therefore unaware of any practical difference in land use between the defined 'residential curtilage' and 'garden areas', with both parcels permitted to be used as garden and with no PD rights for outbuildings. The distinction between residential curtilage and garden area therefore serves no practical planning purpose and, in order to simplify the approach for future landowners, the submitted amended site plan treats the two areas in the same manner.

Requested variation

Therefore, to reflect the proposed amended scheme, the application seeks to vary Condition 2 of planning permission W/23/0493 to read:

"The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 3181 10A Proposed site plan, 3181 11 Plot 1 Proposed plans and elevations, 3181 12 Plot 2 Proposed plans and elevations, and 3181 13 Plot 3 Proposed plans and elevations."

I trust that the above approach can be supported but please do not hesitate to contact me should you have any queries or wish to discuss matters further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Hancock', with a horizontal line underneath.

Joel Hancock BSc (Hons) MSc MRTPI