

Design & Access Statement

Site Address 1 Arundel Close, Warwick, CV34 5HZ
Applicant / Householder Mr Richard Cooke

1. Planning Case Summary

The existing residential dwelling was extended following consent in 2009 ref. W/09/1148. Erection of two storey extension including granny annex below. The original reason for the extension was to service the needs of the family members. Since this time the requirements for the use of part of the extension as a granny annex have changed and as such the whole existing property is too large for single family occupancy.

The applicant now seeks to obtain planning consent for the subdivision of dwelling to create 2 No individual dwellings. Pre-application advice has been sought Ref. PRE/19/0155 and accordingly the decision for the best way forward was to go the option 2 route.

The extension has the benefit of a solar panel to give 10% sustainable energy provision and this condition on the original planning consent was discharged/approved App No W09/1148 Condition 3 dated 12/08/2010.

2. Site Assessment

The property, 1 Arundel Close, is located within the town of Warwick. Policy H1 of the Warwick District Local Plan (2011-2029) establishes hierarchy and seeks to direct new residential development to within the boundaries of urban areas, Growth Villages etc. The application lies within the urban area of Warwick. Consequently, the principle of sub-division to create additional residential unit is considered acceptable within this location.

Impact on Residential Amenity: Policy BE3 of WDC local plan seeks to ensure that development proposals do not harm the amenities of nearby occupiers/building.