



# THE RUGBY BOROUGH COUNCIL

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS)  
ACT 1990 (AS AMENDED)

## REFUSAL OF PLANNING PERMISSION AFFECTING CONSERVATION AREA

Notice is hereby given that the Borough Council in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made there under refuses conservation area consent for the works referred to hereunder for the reasons specified.

**APPLICATION NUMBER:**

R05/1000/6192/PACA

**DATE OF APPLICATION:**

27/09/2005

**ADDRESS OF DEVELOPMENT:**

Warwickshire Nursing Home  
Main Street  
Thurlaston  
Rugby  
CV23 9JS

**APPLICANT/AGENT:**

Eastdene Investments  
Warwickshire Nursing Home  
Main Street  
Thurlaston  
Rugby  
CV23 9JS

**APPLICATION DESCRIPTION:**

Retention of an external staircase.

**RELEVANT DEVELOPMENT PLAN POLICIES & PROPOSALS/REASON(S) FOR REFUSAL:**

**REASON FOR REFUSAL:**

The site lies within the Thurlaston Conservation Area where it is the Local Planning Authority's policy that proposals should seek to enhance and preserve the character and appearance of the Conservation Area. It is the opinion of the Local Planning Authority that the siting, design, scale and appearance of the development is detrimental to the character of the locality, the Conservation Area and the visual amenities of the area. The development is therefore contrary to Policies R/G1 [12] and R/E1 of the Rugby Borough Local Plan and Policies GP 1 and E/10 of The Rugby Borough Local Plan Review Redeposit [May 2005] which specifically seek to ensure that new development is sympathetic to the scale and character of its surroundings preserves or enhances the character or appearance of the Conservation Area within which it stands.

**REASON FOR REFUSAL:**

It is considered that the retention of the staircase, which provides sole access to living accommodation within the building, would, by virtue of its design and position, constitute an un-neighbourly form of development that would result in overlooking and loss of privacy to the detriment of the amenities that the occupiers of the adjacent property (Nut Coppice) could reasonably expect to enjoy. As such the proposals are considered to be contrary to Policies R/G1 [11] of the Rugby Borough Local Plan and GP 3 of the Rugby Borough Local Plan Review Redeposit May 2005 which specifically seek to protect the amenities of nearby residents.

**ADOPTED POLICIES:**

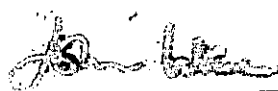
R/G1(11), R/G1(12) & R/E1

**EMERGING POLICIES:**

GP1, GP3 & E10

The development plan policies referred to above are available for inspection on the Rugby Borough Council's website [www.rugby.gov.uk](http://www.rugby.gov.uk) or at the Council Offices of the Technical Services Department.

TECHNICAL SERVICES DEPARTMENT,  
TOWN HALL,  
EVREUX WAY,  
RUGBY,  
CV21 2RR

  
**JOHN WARE Head of Planning Services**

DATE: 21/11/2005