

Application: Warwickshire Nursing Home [ref-1000]

Statutory Period

22nd November 2005

Authorised Use

Residential care home

Relevant decisions

None relevant to this application

Technical Consultations

Head of Environmental Health- No comments

Warwickshire County Council [Archaeology]–No comments

Third Party Consultations

3 Letters received by neighbours-

- Effect on Thurlaston Conservation Area
- Overlooking at top of staircase
- Retrospective Development
- No objections providing it is for the benefit of the residents of the Home

Parish Council –No comments

Other relevant information

None

Planning Policy Guidance

RBLP R/G1 [11] Conflicts Protection of Amenities

RBLP R/G1 [12] Conflicts Scale and Character

RBLP R/E1 Conflicts Development within Conservation Area

RBLP Review Redeposit GP1 Conflicts Appearance and Design

RBLP Review Redeposit GP3 Conflicts Protection of Amenities

RBLP Review Redeposit E 10 Conflicts Development within Conservation Area

Determining Considerations

Thurlaston Manorhouse stands within extensive grounds within the central part of the village and within the Conservation Area Walled to Main Street with established trees within the highway the building can be seen intermittently from the highway .The metal staircase subject of this retrospective application is situated on a southern gable wing of the building The gable elevation is

9m high to its ridge with a flat roofed single storey addition The metal staircase provides the only current means of access to a flat for use by the owners of the building and is not solely for use as a Fire escape. An approx 2sq mt platform arrangement is formed outside of the door in the gable at 5.5m from ground level Previously an internal staircase provided access to this part of the building but has been closed off The view from this platform overlooks adjacent properties [Nutt Coppice] situated approx 20m from the staircase Although mature trees screen this property this would not be the case during the dormant period where overlooking would occur into a side facing kitchen window Distance views to properties on Main Street are less invasive The siting design, appearance prominent, location and design of this of this staircase is unsympathetic to the appearance of the building and also the character of Conservation Area

Therefore the LPA considers that the retrospective development is contrary to above policies, which seek, to safeguard residential amenities and to ensure that all new development is sympathetic to its surroundings and would preserve and enhance the character and appearance of the Conservation Area

Recommendations

Refuse for the following reasons-

1] 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

2] 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.

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