



Thurlaston Parish Council
Thurlaston
Rugby

18th September 2019

Lucy Davison
Development Team
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Ms Davison,

Planning Application: R19/1044
BRAMBLES, PUDDING BAG LANE, THURLASTON, RUGBY, CV23 9JZ
Outline planning permission for proposed new dormer bungalow,
all matters reserved apart from access.

The Thurlaston Parish Council has made previous representations regarding the major modifications which have occurred to the original bungalow known as the Brambles in Pudding Bag Lane. The proposals in the original application R17/1842 and the variations contained in R18/1705 were considered to be totally out of character for the lane and contradicted the objectives of the original layout and the development of the lane. So it has proved to be. The new property is an imposition on the adjacent properties, which are only a few metres away, and totally out of character. The existing properties are now overlooked and the light from the south is severely curtailed.

The previous development made life difficult for the residents of Pudding Bag Lane, particularly due to the behaviour of the building team. The property still remains vacant several months after completion of the build and the area sectioned off for a new dwelling became a builders dumping ground and is still an eyesore.

As anticipated, the land on which the original bungalow stood has become a development plot and this new application proposes a second dwelling, a two-story dormer bungalow. This will further exacerbate the issues that already affect the neighbours and will diminish their quality of life.

This further development increases the density of housing at the entry end to the lane. Two new, two-story buildings will dramatically block the light from the south for The Laurels and Pipewell Cottage. The Lane is at its narrowest here and the area will become very dismal at certain times of day and seasons of the year. We have always contended that the original layout of the lane with a single bungalow at the Brambles was a design feature to avoid loss of light and to protect the privacy of neighbours. The view to the south that occupants of the houses on the north east of the lane currently have will be eroded. Gone will be the open aspect to the south and broad visibility of the night skies. This will be a major detraction from the reasons residents chose to purchase their houses in Pudding Bag Lane in the first place.

We do understand that Thurlaston is no longer a housing needs area and is now classified as a “rural village”. Nevertheless, the last housing needs survey only identified a need for a single dwelling which would perhaps be applicable to someone interested in downsizing from a larger property. R18/0873 has had a level of approval subject to meeting a number of conditions. However we also see this as a very inappropriate location for development. It was considered in the SHLAA but was below the 0.2 hectare threshold to be of value. Whilst the GP2 settlement hierarchy permits development within existing boundaries it should not be at the expense of the quality of life of existing residents and the attributes of their current homes.

Ms Chettle-Gibrat assured us that our Village Design Statement is still a valid document to be considered in planning applications. The Parish Council is also working towards the creation of a Neighbourhood Plan and we will register our Parish to achieve this end during the next couple of weeks.

Thurlaston Parish Council sees no need to increase the density of housing in Thurlaston at the expense of our existing community. The Local Plan (“LP”) is seen by RBC as the mechanism to prevent ad-hoc building by developers. The LP has defined the areas for development to satisfy RBC’s housing development targets up until 2031. Disrupting our community with inappropriate infill contributes hardly anything towards their targets. . We also have to understand sustainability requirements. Thurlaston does not have services and Dunchurch is the closest provider of schools, doctor’s surgeries and retail outlets. Dunchurch is considered relatively remote to service increased needs of the Thurlaston settlement.

We regard the two projects that will have been carried out on the Brambles original plot as opportunist enterprises, with manipulation of the planning process, by a developer, at the expense of established neighbours who purchased their houses in what they thought was a fully developed area. We were given to understand that the LP would impose sensible controls and definitions of where and how developments should occur.

As a footnote, we would also like to question the accuracy of some of the application form information, as follows:

- Section 4
The box marked access has been ticked. Indeed the dropped curb from the original bungalow is in line with what appears to be the access to the proposed new dormer bungalow. However, the access to the completed build does not have a dropped curb.
The box labelled “has the work started without planning permission” has been ticked NO. This is not strictly true as the access point to the subject of this application has some very expensive gates fitted and we are reliably informed that foul drainage work was undertaken during the previous build in anticipation of this new application.
- Section 7
All the boxes are ticked NO in this section but at least one of the builds will require new access.
- Section 10
This says it is unknown whether connection to an existing sewer will be undertaken. Again, observations made during the first build would suggest that this is planned.
- Section 12
There are hedges to the south of the proposal and on the boundary of the lane to the north east. The applicant has stated “no hedges”.

- Section 26

This clearly says that the declaration date cannot precede the application date.

The declaration date is quoted as the 10th July 2019. The portal documents page says the application was received on 2nd September. On the planning portal there appears to be some ambiguity. The target response date is quoted as the 23rd September, but the application expiry date is quoted as the 30th September. Please confirm the final date which the TPC is able to submit observations.

Yours sincerely

Helen Creery.

Chair, Planning Subcommittee