



Thurlaston Parish Council
Thurlaston
Rugby

27th December 2021

Sam Green (Posted by email to sam.green@rugby.gov.uk)
Planning Department
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Sam,

Re: Planning Application R21/1208
THE LATCH, COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR
For: Proposed demolition and erection of 2 no new dwellings.

This document is Thurlaston Parish Council's (TPC) submission with regard to planning application R21/1208.

Context

The application concerns the demolition of The Latch dwelling which was built during the 19th century. As a historical reference we show below a photograph (from the Thurlaston Archives) of the thatched property taken circa 1900 and, alongside, the same property photographed in 1995. Both photos show the view of the property from Main Street, Thurlaston.



A metal corrugated roof was added during war time periods to protect the thatched property from fire. The 1995 photograph largely shows the property as currently presented.

TPC considers the property to be of little architectural merit. However, the painted yellow roof is a local landmark within the village boundary. For the reasons explained in the Applicant's Design & Access Statement we accept technical and economic difficulties of bringing the building up to current building standards.

We note that other properties in the immediate area have also been demolished and rebuilt, such as Dunsmore House (R21/0468) and Thurlaston Gardens (19/0882). The Milestone (R15/0307) has been developed with a substantial two storey extension.

We conclude that the principle of demolition and rebuild to modern standards is acceptable.

Design & Access Information

TPC questions the accuracy of information presented within the Design and Access Statement.

The current dwelling is said to be semi-detached whereas it is detached. The Applicant declares both new dwellings will be two storey. We question whether the proposed dwellings are two storey given that the design includes a fully equipped third floor garret style attic. This significantly raises the rear elevation window line, potentially allowing the properties to dominate neighbouring dwellings and compromise privacy. We note that the Applicant for R15/0307 had to constrain the elevation of their dwelling extension prior to planning permission approval.

We question the accuracy of the Applicant's site drawings. We note that the footprint of the property known as The Milestone shows an out of date layout and not the footprint of the extant property. Consideration must be given to the close proximity of building H2 and whether this would be considered overbearing and contribute to loss of privacy to residents of The Milestone.

We question the accuracy of site boundaries and the interpretation of dual lines. Whilst site boundaries are civil rather than planning considerations it is important that there is adequate accuracy to ensure the footprints of the proposed H1 and H2 developments do reflect their actual positions to neighbouring properties.

The proposed finish of the buildings is a mix of white rendering, grey cladding and yellow doors. This scheme is contrary to neighbouring buildings and is considered to be visually too dominating for the particular location.

The layout of the site does not show any particular locations for wheelie bins – the two properties will require space for six, located close to access to the site

Site Access

TPC considers access and egress arrangements for the development a significant material consideration. The Applicant proposes the extant driveway should be moved east such that it will be opposite the Thurlaston Turn (Main Street). In essence the new 5.5m shared access onto Coventry Road will present a 'crossroads' with respect to the intersection with Coventry Road and Main Street. It would be negligent not to undertake a detailed safety assessment of the area, especially given the close proximity to the busy M45/A45 roundabout.

The stretch of road between the Thurlaston Turn and the M45 roundabout has been of concern to Thurlaston residents and Dunsmore Borough Councillors for many years. During 2019 Cllr Howard Roberts attended a TPC Parish Council meeting and explained the junction was known to be an accident black spot and he was progressing with relevant authorities how improvements should be made. The location is within a 50 mph zone with no highway lighting or traffic flow controls.

The implementation of the South West Rugby Local Plan (notably the Symmetry Park warehouse complex) and other local developments (fire station) in the area will exacerbate matters due to increasing traffic volumes.

Notwithstanding the above TPC recommends a detailed vehicle swept path analysis is undertaken to ensure all vehicles entering the proposed development site will be able to manoeuvre to ensure that they can leave in a forward direction. Tacit with this is that refuse, and delivery vehicles will have no option other than to park on Coventry Road, potentially obstructing the Thurlaston Turn junction.

Conclusion

TPC's recommendation is that full planning approval should be granted only if the material considerations described in this report are satisfactorily addressed. These are:

- Questions about the Applicant's Design & Access statement are fully resolved.
- Details of building positions and their relationships with neighbouring dwellings are accurately defined. There should be appropriate assessments of the impact of houses H1 and H2 on neighbours' amenities – such as regarding privacy, overlooking and being overbearing.
- The proposed unsatisfactory site access from the Coventry Road must be resolved; this should include vehicle swept path analyses, visitor parking (inclusive of refuse vehicles and delivery vehicles), local speed limits, and appropriate space for the storage for six wheelie bins.

We respectfully request that you acknowledge our representations and respond to them accordingly and allow us to consider further the proposals when more information is submitted. In the meantime we would be grateful if you would keep us informed of any new information supplied by the Applicant.

Yours sincerely,

Dr Keith Boardman
Chairman Planning Subcommittee
Thurlaston Parish Council