



Thurlaston Parish Council
Thurlaston
Rugby

1st March 2022

Euan Hardy (Posted by email to euan.hardy@rugby.gov.uk)
Development Team
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Euan,

Re: Planning Application R22/0018
4, The Gardens, Thurlaston, Rugby, CV23 9LS
Disabled adaption of existing dwelling and property extension.

This document is Thurlaston Parish Council's (TPC) representations regarding planning application R22/0018.

TPC is sympathetic to the proposed property redesign which is required for disabled adaption for a family member. In principle TPC does not object to this development which is located predominantly outside the boundary of the Thurlaston Conservation Area.

We do make suggestions for refinements to the proposals which are largely based on information taken from plans as submitted.

Our observations:

- There will be close proximity of No 4 and No 3 The Gardens:
 - ◆ The proposed reduced width access path along the southern boundary of No 4 may present an imbalance to the overall juxtaposition of the two properties. However we raise a caveat that the actual distance is difficult to determine accurately from the submitted Ordnance Survey location drawing.
 - ◆ We question whether the proposed development will significantly reduce the natural light on the north elevation of No 3's kitchen/breakfast room.
- The plans make no proposals for the storage of garden paraphernalia, such as for three Wheelie bins. TPC prefers them to be hidden from the street scene.
- The Applicant states *the external materials have been carefully chosen to compliment the existing building and the proposed design.* However it is also stated that the general

principle is that most of the new walls will be rendered. Details provided are generic rather than specific. Whilst materials can be satisfactory TPC recommends that more information is provided so that the net effect of the proposals may be adequately assessed regarding the visual effect of the building and its setting within the street scene. TPC is not averse to rendering per se. It has been successfully undertaken on a 1960's red brick dwelling within the Thurlaston Conversation Area; the resultant extended building nestles sympathetically on the street scene. However we do wish to assess the details of what is being proposed.

- TPC questions whether there will be an invasion of privacy to both the occupants of No 3 The Gardens and The Fylde, Main Street:
 - ◆ On the North West Elevation we recommend that the first floor bathroom and stairwell windows should be fitted with obscure glazing;
 - ◆ Bedroom 1 window (South West Elevation) has a large window facing No 3 The Gardens. We question whether this window is essential given the bedroom has a Juliet balcony on the South East Elevation, if so then obscure glass is recommended.

Conclusion

Our recommendation is that full planning permission should only be granted when assessments of the issues raised in this report are resolved to the satisfaction of all parties.

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