

R05/1000/6192/PACA

WARWICKSHIRE RESIDENTIAL HOME

Retention of an external staircase.

Decision Refused

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