



1 October 2021

PLANNING COMMITTEE - 13 OCTOBER 2021

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 13 October 2021 in the Council Chamber at the Town Hall, Rugby.

Members of the public may view the meeting via the livestream from the Council's website.

Mannie Ketley
Executive Director

Note: Members are reminded that, when declaring interests, they should declare the existence and nature of their interests at the commencement of the meeting (or as soon as the interest becomes apparent). If that interest is a pecuniary interest, the Member must withdraw from the room unless one of the exceptions applies.

Membership of Warwickshire County Council or any Parish Council is classed as a non-pecuniary interest under the Code of Conduct. A Member does not need to declare this interest unless the Member chooses to speak on a matter relating to their membership. If the Member does not wish to speak on the matter, the Member may still vote on the matter without making a declaration.

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Minutes
To confirm the minutes of meetings held on 15 September 2021.
2. Apologies
To receive apologies for absence from the meeting.
3. Declarations of Interest
To receive declarations of –
 - (a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;
 - (b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and
 - (c) notice under Section 106 Local Government Finance Act 1992 – non-payment of Community Charge or Council Tax.

4. Applications for Consideration
5. Advance Notice of Site Visits for Planning Applications – no advance notice of site visits has been received.
6. Delegated Decisions – 26 August 2021 to 22 September 2021

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Membership of the Committee:

Councillors Picker (Chairman), Mrs Brown, Daly, Eccleson, Gillias, Lewis, McQueen, Rabin, Sandison, Srivastava, Ms Watson-Merret and Willis

If you have any general queries with regard to this agenda please contact Veronika Beckova, Democratic Services Officer (01788 533591 or e-mail veronika.beckova@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

The Council operates a public speaking procedure at Planning Committee. Details of the procedure, including how to register to speak, can be found on the Council's website (www.rugby.gov.uk/speakingatplanning).

Planning Committee – 13 October 2021

Report of the Executive Director

Applications for Consideration

Planning applications for consideration by the Committee are set out as below.

- Applications recommended for refusal with the reason(s) for refusal (pink pages on the printed version of the agenda)
- Applications recommended for approval with suggested conditions (yellow pages on the printed version of the agenda)

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

There are no applications recommended for refusal to be considered.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R21/0871	231 Rugby Road, Binley Woods, Coventry CV3 2BB Variation of Condition 2 of the previously refused application R20/0081 - allowed at appeal APP/E3715/D/20/3261733 - for the development to be carried out in accordance with the approved plans.	3

Reference: R21/0871

Site Address: 231, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2BB

Description: Variation of Condition 2 of the previously refused application R20/0081 - allowed at appeal APP/E3715/D/20/3261733 - for the development to be carried out in accordance with the approved plans.

Recommendation

Planning application R21/0871 be granted permission subject to the conditions set out in the draft decision notice appended to this report

This application has been brought before the Planning Committee at the request of Councillor Timms, regarding the potential issues of overdevelopment of the site and drainage.

The Site:

The application site was previously a two-storey detached property that is located within the village of Binley Woods, the Revel & Binley Woods Ward and Binley Woods Parish.

Rugby Road is a busy highway, and is characterised by large detached and semi-detached properties, set back from the road, within large plots and sizeable front gardens.

The property sits within a 'double-plot' and incorporates a sizeable garden to the front and a larger garden to the rear.

The neighbouring property 229 Rugby Road is a two-storey detached property located on a higher ground level. The neighbouring property 233 Rugby Road is a semi-detached, one and a half storey dormer bungalow. The dwelling and neighbouring properties roughly follow a linear format, with a good separation distance between the host dwelling and the neighbouring properties.

To the front of the property is an area of hardstanding, for the provision of parking at least three vehicles.

To the rear of the property is a large garden area, with a mixture of boundary treatment, to include 1.8-metre-high fences and hedgerows. Beyond the fence to the rear is the Green Belt.

Planning permission has been granted under planning reference R20/0081 and building works are currently in progress.

Planning History:

875/16 – Sun lounge, garage extension – Approved – 25/10/73

R91/0661/9192/P – Erection of single storey rear extension, carport and provision of new pitched roof – Approved – 28/08/91

R10/0859 - Erection of new pitched roof – Approved – 07/09/2010

R20/0081 - 2 Storey Front, Side and Rear Extension and raising the roof ridge – Refused – 16/09/2020 – Appeal APP/E3715/D/20/3261733 – Allowed – 20/01/2021
R20/0081 – Non-Material Amendment – Approved - 16/09/2020
R21/0016 - Proposed two storey front and rear extension and single storey side extension and raising of the roof ridge – Approved – 04/02/2021

Background:

Planning permission was allowed at appeal – Appeal APP/E3715/D/20/3261733 for a 2 Storey Front, Side and Rear Extension and the raising of the roof ridge (Planning reference R20/0081).

The development is currently not being built in accordance with the approved plans.

Where a breach of planning control has occurred, but no harm is being caused, the Council will normally try to negotiate a solution to regularise the breach of planning control, including the person(s) responsible being invited to submit a retrospective planning application to regularise the breach.

This application proposes the variation of Condition 2 of the previously allowed appeal APP/E3715/D/20/3261733 to amend the plans and documents, to account for the amendments being made to the dwelling.

Summary of the proposal:

This application is for the variation of Condition 2 of the previously refused application R20/0081 - allowed at appeal APP/E3715/D/20/3261733 - for the development to be carried out in accordance with the approved plans.

The amendments include: -

- The increase in the height of the eaves
- The reduction in the overall height of the property (ridge height)

The National Planning Practice Guidance (NPPG) published in 2014 (and subsequently updated) states that in relation to variations of conditions authorities have the discretion to decide which statutory consultees should be consulted and advises that a proportionate approach should be adopted when consulting third parties.

In relation to issuing decisions it is advised that an approval would, in effect, be a new permission and that a new decision notice, including all relevant conditions should be issued, although the time limit to commence development should not be extended.

Technical Consultations:

WCC Ecology – No response

Third Party Consultations:

Neighbours (3)

- Objection (no reason given)
- Loss of light and privacy
- Proposed development contravenes the conditions imposed at appeal by the Secretary of State.

Parish Council – Objects to the application on the grounds it contravenes a condition imposed by the Secretary of State.

Relevant Planning Policies:

Rugby Borough Council Local Plan 2011-2031

GP1 - Securing Sustainable Development

GP2 - Settlement Hierarchy

SDC1 - Sustainable Design

NE1 - Protecting Designated Biodiversity and Geodiversity Assets

D1 - Transport

D2 - Parking Facilities

HS5 – Traffic Generation and Air Quality

Guidance

National Planning Policy Framework

SPD Sustainable Design and Construction, including Residential Design Guide

SPD Planning Obligations

Planning Enforcement Policy Statement - September 2018

Assessment of the proposal:

The only issue to consider in relation to this application is whether the proposed variation of the Condition 2 is acceptable, all other matters were considered at the time of the determination of the original application.

Condition 2 currently requires *‘that the development hereby permitted shall be carried out in accordance with the approved plans’*

The proposed amendments relate to design and appearance and the potential impact on the residential amenity of neighbouring properties.

The proposal was previously assessed under the application, R20/0081 – although the application was refused, it was established at Appeal APP/E3715/D/20/3261733 - that the design and appearance, impact on the amenity of neighbouring properties and the visual amenity of the area, highway safety, ecology and parking provision were acceptable.

A site visit and appraisal has been conducted in the assessment of this application.

Any matters relating to drainage would fall under the jurisdiction of building control.

1. Protecting Amenity and Design and Appearance:

1.1 Policy SDC1 states that all development will demonstrate high quality, inclusive and sustainable design and new development will only be supported where the proposals are of a scale, density and design that responds to the character of the areas in which they are situated. All developments should aim to add to the overall quality of the areas in which they are located.

1.2 Policy SDC1 will be supported by the Council’s ‘Sustainable Design and Construction SPD’. The NPPF within Section 12 states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a

key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

1.3 The original planning application R20/0081 was refused by the Local Planning Authority as it was considered that the proposed development did not demonstrate high quality, inclusive and sustainable design and as such was contrary to Policy SDC1. The application was appealed by the applicant and allowed by the Planning Inspectorate.

1.4 The inspector considered that the proposed development, submitted under planning reference R20/0081 was acceptable in terms of design and appearance and that the development would have minimal impact on neighbouring properties in terms of loss of light and privacy and would therefore accord with Policy SDC1. The variation of condition will only see minor alterations to the original proposal as approved.

Protecting amenity

1.5 It was considered by the Local Planning Authority, when assessing the original application R20/0081, that factors, to include: the relationship of the properties, separation distances, the function of a nearby room (for example a bathroom) and the screening of boundary treatment would mean that there would only be minimal impact on the neighbouring properties in terms of loss of sun light or daylight and in terms of overlooking or loss of privacy.

1.6 The planning inspectorate, when considering the original application R20/0081, that due to the relationship between the application site and the neighbouring property 233 Rugby Road, and the location of the existing windows at No 233, that there would be no unacceptable loss of light to the neighbouring property. Moreover, although there would be several new windows on both sides of the host dwelling, a suitable condition could be attached to prevent any unacceptable loss of privacy to either neighbouring property.

1.7 The proposed variation of condition amended plans will see the eaves height increase, with the overall height of the property (the ridge height), being reduced. Although the height of the eaves will have a marginal additional impact on the neighbouring properties, the impact would not be enough to warrant a refusal. In terms of the proposed development being judged to be overdevelopment, the overall size, scale, and massing of the property was considered acceptable, under the previous application R20/0081/ APP/E3715/D/20/3261733, with the development now being of a smaller scale to that previously approved.

1.8 To protect the neighbouring property's amenity, a Condition (4) was included to ensure the windows within the side elevations, at first floor level, remains obscure glazed and top hung opening only.

1.9 It is therefore concluded that the development will not have an adverse impact upon neighbouring amenity, complying with the relevant section of Policy SDC1 which seeks to safeguard neighbouring amenity.

Design and Appearance

1.10 The planning inspectorate considered that although the proposed extensions would substantially alter the size and appearance of the host dwelling and the increase in size and height would increase the property's visual presence in the street scene that the design proposed would not be out of keeping with the locality. That the development would incorporate

similar design features to other nearby properties; that the staggered building line along the road would be retained, gaps between the extended dwelling and the side boundaries would reflect nearby development and a stepped ridge height between the extended dwelling and neighbouring bungalow would be provided. The inspector concluded that the proposed extensions to the host dwelling would reflect the mixed architectural character of this residential area and would preserve its character and appearance.

1.11 The overall design and appearance of the proposed development was considered acceptable under the original application R20/0081/ APP/E3715/D/20/3261733. It is considered as the proposed changes submitted as part of the variation of condition are minimal and similar to the original submission, they are also acceptable.

2. Conclusion:

It is considered that the proposed alterations are acceptable, are of an appropriate design and appearance and will not have a detrimental impact on the neighbouring properties or the visual amenity of the area or parking provision. It is therefore considered that the variation of condition is acceptable. Accordingly, it is considered that the application is in accordance with the National Planning Policy Framework, and the Rugby Borough Council Local Plan 2011-2031.

3. Recommendation:

Variation of condition **R21/0871** be granted subject to the conditions and informatives set out in the draft decision notice appended to this report.

DRAFT DECISION

REFERENCE NO:

R21/0871

DATE APPLICATION VALID:

10-Aug-2021

APPLICANT:

Mr Satnam Saimbhi, 231 Silver Birch Gates, Rugby Road, Binley Woods, Coventry, CV3 2BB

AGENT:

Mr Kunal Nim, KSN Design LTD, 26 Wyche Avenue, Birmingham, B14 6LQ

ADDRESS OF DEVELOPMENT:

231, Rugby Road, Binley Woods, Coventry, CV3 2BB

APPLICATION DESCRIPTION:

Variation of Condition 2 of the previously refused application R20/0081 - allowed at appeal APP/E3715/D/20/3261733 - for the development to be carried out in accordance with the approved plans.

CONDITIONS, REASONS AND INFORMATIVES:

CONDITION 1:

This permission shall be deemed to have taken effect on the 13th October 2021.

REASON:

To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

CONDITION 2:

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

Location Plan - C352/030

Received by the Local Planning Authority on the 12th August 2021

Proposed Ground Floor Plan - C352/034 Rev A

Proposed First Floor Plan - C352/035 Rev A

Loft Floor Plan - C353/036 Rev A

Proposed Roof Plan - C352/037 Rev A

Proposed Elevations - C352/038 Rev B

Existing and Proposed Street Elevations - C352/039 Rev B

Received by the Local Planning Authority on the 16th September 2021

REASON:

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

CONDITION 3:

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority, the facing materials to be used on the external walls and roof shall be as those approved - R20/0081/Appeal APP/E3715/D/20/3261733 - Approval of details in relation to conditions - 08th February 2021 - Render - Pure White K Rend, Facing Brick - La Paloma Aloma Lanzarote Wirecut and Tile - Marley Edgemere (Concrete Slate Anthracite).

REASON:

To ensure a satisfactory external appearance and for the avoidance of doubt.

CONDITION 4:

The extensions hereby permitted shall not be occupied until the hereby approved first-floor side windows have been fitted with obscured glazing, and no part of those windows that is less than 1.5 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be retained thereafter.

REASON:

In the interest of residential amenity.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions - 26 August 2021 to 22 September 2021
Name of Committee:	Planning Committee
Date of Meeting:	13 October 2021
Report Director:	Executive Director
Portfolio:	Growth and Investment
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey Search and Systems Officer daniel.mcgahey@rugby.gov.uk 01788 533774
Public or Private:	Public
Report Subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	This report relates to the following priority(ies): <input type="checkbox"/> Rugby is an environmentally sustainable place, where we work together to reduce and mitigate the effects of climate change. (C) <input type="checkbox"/> Rugby has a diverse and resilient economy that benefits and enables opportunities for all residents. (E) <input type="checkbox"/> Residents live healthy, independent lives, with the most vulnerable protected. (HC) <input type="checkbox"/> Rugby Borough Council is a responsible, effective and efficient organisation. (O) Corporate Strategy 2021-2024 <input type="checkbox"/> This report does not specifically relate to any Council priorities but
Summary:	The report lists the decisions taken by the Executive Director under delegated powers.
Financial Implications:	There are no financial implications for this report.

Risk Management Implications:	There are no risk management implications for this report.
Environmental Implications:	There are no environmental implications for this report.
Legal Implications:	There are no legal implications for this report.
Equality and Diversity:	There are no equality and diversity implications for this report.
Options:	
Recommendation:	The report be noted.
Reasons for Recommendation:	To ensure that members are informed of decisions on planning applications that have been made by officers under delegated powers.

Planning Committee - 13 October 2021

Delegated Decisions - 26 August 2021 to 22 September 2021

Public Report of the Executive Director

Recommendation

The report be noted.

Name of Meeting: Planning Committee

Date of Meeting: 13 October 2021

Subject Matter: Delegated Decisions - 26 August 2021 to 22 September 2021

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

Delegated

8 Weeks PA Applications Applications Refused

R21/0312 8 Weeks PA Refusal 26/08/2021	1, GRANGE FARM, BRANDON LANE, BRANDON, COVENTRY, CV3 3GU	Outline planning application for a self-build plot, with matters reserved except access and layout.
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Applications Approved

R21/0614 8 Weeks PA Approval 26/08/2021	54, CRAVEN ROAD, RUGBY, CV21 3HZ	Proposed change of use from a single dwelling to a single dwelling plus a Studio apartment.
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R21/0702 8 Weeks PA Approval 26/08/2021	CALDECOTT DAY NURSERY 2A, LANCASTER ROAD, RUGBY, CV21 2QN	Proposed lean to covered area
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R21/0742 8 Weeks PA Approval 26/08/2021	18, BULKINGTON ROAD, WOLVEY, HINCKLEY, LE10 3LA	To provide new single storey rear infill extension. This extension will propose a new mono pitched roof and will contain a floor plan of 2.566m x 3.854m.
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9, AVENUE ROAD, RUGBY,

Delegated

8 Weeks PA Applications Applications Approved

CV21 2JW

R21/0751
8 Weeks PA
Approval
26/08/2021

Erection of one new dwelling
(resubmission of previously
approved R16/2310).

R20/1037
8 Weeks PA
Approval
27/08/2021

HOME FARM, BIRDINGBURY
ROAD, BOURTON-ON-
DUNSMORE, RUGBY, CV23
9RA

Conversion of an agricultural
building to create two dwellings
together with external alterations

R21/0683
8 Weeks PA
Approval
27/08/2021

MAKINS FISHERY, BAZZARD
ROAD, WOLVEY, NUNEATON,
CV11 6QJ

Retrospective consent for the
erection of two additional timber
clad chalets

R21/0709
8 Weeks PA
Approval
27/08/2021

18, WARING WAY,
DUNCHURCH, RUGBY, CV22
6PH

Proposed single storey side
extension

R21/0772
8 Weeks PA
Approval
27/08/2021

The Stables, Masters Yard,
Birdingbury, CV23 8EU

Erection of a single storey front
extension and rear extension.

THE OLD BARN, LEICESTER
ROAD, CHURCHOVER,

Delegated

8 Weeks PA Applications Applications Approved

R20/0859 8 Weeks PA Approval 31/08/2021	LUTTERWORTH, LE17 6RB	Demolition of storage building, construction of replacement building for Offices and research and development of products or processes (Class E use) and, extension to existing office building to create new boiler house
R21/0172 8 Weeks PA Approval 31/08/2021	UNIT 6, CHURCH LAWFORD BUSINESS CENTRE, LIMESTONE HALL LANE, CHURCH LAWFORD, RUGBY, CV23 9HD	Erection of single storey front/side extension with roof terrace to existing commercial building.
R21/0806 8 Weeks PA Approval 31/08/2021	88, LAWFORD LANE, RUGBY, CV22 7JT	Re-submission of previously approved application R20/0788 for a single storey rear extension. This new proposal aims to change the previously approved flat roof to a pitched design.
R21/0619 8 Weeks PA Approval 01/09/2021	9, FOSSE WAY, STRETTON-ON- DUNSMORE, RUGBY, CV23 9NP	Proposed part single part two storey rear extension to provide an open plan kitchen at ground level and a new bedroom above.

3, JOHN SIMPSON CLOSE,

Delegated

8 Weeks PA Applications Applications Approved

WOLSTON, COVENTRY, CV8
3HX

R21/0437
8 Weeks PA
Approval
06/09/2021

Proposal for a 1.5 storey side extension to property with the implementation of dormer windows on both elevations. Removal of existing landscape and the erection of a brick & timber wall.

R21/0603
8 Weeks PA
Approval
06/09/2021

11, Meadow Way, Harborough
Magna, Rugby, CV23 0HP

Erection of single storey front extension.

R21/0771
8 Weeks PA
Approval
06/09/2021

THE STABLES, HOMESTEAD,
COVENTRY ROAD,
DUNCHURCH, RUGBY, CV22
6RB

Proposed replacement of all timber windows and doors

R21/0238
8 Weeks PA
Approval
07/09/2021

32, NORTH ROAD, CLIFTON
UPON DUNSMORE, RUGBY,
CV23 0BN

Removal of existing front dormer and erection of two storey front extension and porch along with external alterations to front elevation and alterations to front landscaping.

R21/0362
8 Weeks PA

Delegated

8 Weeks PA Applications

Applications Approved

Approval

07/09/2021

Whites of Coventry, Former
Waterworks Site, Land off
London Road (A45), Ryton on
Dunsmore, Warwickshire

Proposed Steel Portal Framed
Building for the Storage and Sale
of Car Parts associated with the
existing End of Life Vehicle
Operation.

R21/0406
8 Weeks PA
Approval
08/09/2021

169, CLIFTON ROAD, RUGBY,
CV21 3QN

Installation of a 12KW Air Source
Heat Pump within the curtilage of
the dwellinghouse

R21/0505
8 Weeks PA
Approval
08/09/2021

59, HILLARY ROAD, RUGBY,
CV22 6ET

PROPOSED TWO STOREY
SIDE EXTENSION AND SINGLE
STOREY REAR EXTENSION TO
DWELLING

R21/0590
8 Weeks PA
Approval
08/09/2021

245, NORTON LEYS, RUGBY,
CV22 5RE

The proposal seeks to create a
single storey side extension in
materials matching the existing
house. Creating a home office
space.

R21/0544
8 Weeks PA
Approval
09/09/2021

50, MAIN STREET,
WILLOUGHBY, RUGBY, CV23
8BH

First floor side extension,
installation of external
render/timber cladding, & front
entrance canopy

Delegated

8 Weeks PA Applications

Applications Approved

R21/0562

8 Weeks PA

Approval

09/09/2021

GRANGE FARM, LONDON
ROAD, RYTON-ON-
DUNSMORE, COVENTRY, CV8
3EW

Variation of Condition 7 attached
to planning permission R19/0947
from a pre-commencement to a
pre-occupation condition

R21/0593

8 Weeks PA

Approval

09/09/2021

WOOLSCOTT MANOR,
WILLOUGHBY ROAD,
GRANDBOROUGH, RUGBY,
CV23 8DB

Erection of single storey
extension to create a level-
access WC and washroom
facility.

R21/0708

8 Weeks PA

Approval

09/09/2021

18, DUNSMORE AVENUE,
RUGBY, CV22 5HD

It is proposed to demolish the
existing rear extension and erect
a new single storey rear
extension to property.

R21/0341

8 Weeks PA

Approval

10/09/2021

Land To The Rear Of 97a,
Lentons Lane, Aldermans Green

Conversion and extension of
stable block and garage to
provide dwellinghouse and
residential annexe (cross-
boundary application with
conversion/extension works in
Rugby Borough Council and
access within Coventry City
Council).

Delegated

8 Weeks PA Applications Applications Approved

R21/0530 8 Weeks PA Approval 10/09/2021	48, RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PW	Erection of 2no. dwelling and site access
R21/0744 8 Weeks PA Approval 10/09/2021	SPRING SIDE, MAIN STREET, BIRDINGBURY, RUGBY, CV23 8EL	Demolition of existing garage and conservatory, proposed loft conversion, single storey side and rear and extensions and associated alterations (re- submission of R20/1077)
R21/0640 8 Weeks PA Approval 13/09/2021	DUNSMORE KENNEL AND CATTERY, 248, LONDON ROAD, STRETTON-ON- DUNSMORE, RUGBY, CV23 9HX	Proposed stationing of a workers mobile home (temporary 1-year permission)
R21/0680 8 Weeks PA Approval 13/09/2021	RIVENDELL, HALL LANE, WOLVEY, HINCKLEY, LE10 3LF	Demolition of conservatory and construction of a single storey rear extension
R21/0684 8 Weeks PA Approval 13/09/2021	15, BARNWELL CLOSE, DUNCHURCH, RUGBY, CV22 6QH	Erection of a two storey side extension and single storey rear extension with garage to the side

Delegated

8 Weeks PA Applications Applications Approved

R21/0805 8 Weeks PA Approval 13/09/2021	263A, RUGBY ROAD, BINLEY WOODS, COVENTRY, CV3 2BB	Outline planning application for a single dwelling house, with all matters reserved except for access
R21/0808 8 Weeks PA Approval 13/09/2021	TOFT ALPACAS, TOFT LANE, DUNCHURCH, RUGBY, CV22 6NR	Two extensions to existing barn
R21/0809 8 Weeks PA Approval 13/09/2021	HOLLY COTTAGE, THE ROW, ANSTY, COVENTRY, CV7 9JA	Single storey rear extension to replace existing conservatory
R21/0429 8 Weeks PA Approval 14/09/2021	ASHTON LODGE HOTEL, WITHYBROOK ROAD, STREET ASHTON, RUGBY, CV23 0PJ	PROPOSED NEW ENTRANCE, VEHICLE LAYBY, GAZEBO, PERGOLAS, BARBECUE STRUCTURE & TIMBER LINK STRUCTURE
R21/0711 8 Weeks PA Approval 14/09/2021	15, SAXON CLOSE, BINLEY WOODS, COVENTRY, CV3 2BH	Single Storey Front Extension & Garage Conversion to property.

Delegated

8 Weeks PA Applications

Applications Approved

R21/0859

8 Weeks PA

Approval

14/09/2021

INNER LODGE, DUNCHURCH
PARK CONFERENCE CENTRE,
RUGBY ROAD, DUNCHURCH,
RUGBY, CV22 6QW

Application for a Change of use
of the Inner Lodge formerly part
of the Dunchurch park
Conference centre. This will be a
change of use class from from
Class C1 to C3(a) dwellinghouse.

R21/0866

8 Weeks PA

Approval

14/09/2021

173, Rugby Road, BINLEY
WOODS, COVENTRY, CV3 2AY

Erection of two storey side
extension (retrospective -
resubmission of previously
approved Planning Application
R20/0746)

R21/0318

8 Weeks PA

Approval

15/09/2021

9, CHURCH STREET, RUGBY,
CV21 3PH

Change of use from a former
Travel agents (Use Class E) to a
hot food takeaway (Use Class
Sui Generis) and Installation of
1no oven air extractor to the rear.

R21/0404

8 Weeks PA

Approval

15/09/2021

60, DUNCHURCH ROAD,
RUGBY, CV22 6AD

Application for outline permission
for a single dormer bungalow in
the rear garden of the existing
dwelling house. The proposed
site will be 215 sqm2 with a
building footprint of 74sqm2.

Delegated

8 Weeks PA Applications Applications Approved

R21/0681 8 Weeks PA Approval 15/09/2021	32, CAWSTON LANE, DUNCHURCH, RUGBY, CV22 6QE	Modifications and extensions to existing rear roof structure to create an additional bedroom
R21/0821 8 Weeks PA Approval 15/09/2021	38, SHERIFF ROAD, RUGBY, CV21 3RZ	Demolition of existing garage and replacement with a single storey side extension.
R21/0822 8 Weeks PA Approval 15/09/2021	17, STUDLAND AVENUE, RUGBY, CV21 4HW	Proposed single storey rear extension.
R21/0824 8 Weeks PA Approval 15/09/2021	15, PEAR TREE WAY, RUGBY, CV22 7UD	Single storey front extension
R21/0825 8 Weeks PA Approval 15/09/2021	OAK HOUSE, MANOR FARM BARNs, DAVENTRY ROAD, WOOLSCOTT, RUGBY, CV23 8AH	Lantern conservatory extension to existing kitchen

Delegated

8 Weeks PA Applications

Applications Approved

R21/0572

8 Weeks PA

Approval

16/09/2021

FLECKNOE HOUSE FARM,
SAWBRIDGE ROAD,
WOLFHAMPCOTE, RUGBY,
CV23 8AZ

Change of use of existing
redundant agricultural barns to
residential use with associated
car parking

R21/0581

8 Weeks PA

Approval

16/09/2021

LARKHILL FARM, OXFORD
ROAD, PRINCETHORPE,
RUGBY, CV23 9QE

Demolition of existing single
storey extensions and erection of
a larger replacement single
storey rear extension.
Modification of front elevation
including relocation of entrance
door. Rendering of existing
external brickwork. Separation of
the existing outbuilding to create
a standalone outbuilding, and use
for incidental residential purposes
as a games room.

R21/0690

8 Weeks PA

Approval

16/09/2021

6, ROWE CLOSE, RUGBY,
CV21 4DL

Loft conversion and dormer roof
extension

R21/0589

8 Weeks PA

Approval

178, HILLMORTON ROAD,
RUGBY, CV22 5AW

Delegated

8 Weeks PA Applications Applications Approved

17/09/2021

Extension and modification of existing bungalow to create a two storey dwelling, and provision of first floor rear balconies (partially retrospective).

R21/0659
8 Weeks PA
Approval
17/09/2021

ROSE COTTAGE, MAIN
STREET, EASENHALL, RUGBY,
CV23 0JA

Erection of a two storey rear
extension

R21/0666
8 Weeks PA
Approval
17/09/2021

13, SCHOOL STREET,
CHURCH LAWFORD, RUGBY,
CV23 9EE

Demolition of existing garage and
erection of replacement garage.

R21/0241
8 Weeks PA
Approval
20/09/2021

139, TOWNSEND LANE, LONG
LAWFORD, RUGBY, CV23 9DF

Erection of part two storey part
single storey rear extension and
internal alterations.

R21/0420
8 Weeks PA
Approval
20/09/2021

7, THE CRESCENT,
BRINKLOW, RUGBY, CV23 0LG

Replacement windows and front
door.

Erection of a single storey ground

Delegated

8 Weeks PA Applications Applications Approved

R21/0358 8 Weeks PA Approval 21/09/2021	46, SCHOOL STREET, HILLMORTON, RUGBY, CV21 4BN	floor side and rear extension
R21/0557 8 Weeks PA Approval 21/09/2021	1, HAZELWOOD CLOSE, DUNCHURCH, RUGBY, CV22 6QG	Erection of Side extension, entrance porch and garage conversion
R21/0693 8 Weeks PA Approval 21/09/2021	40, Gold Avenue, Rugby, CV22 7FB	Erection of two storey side extension and single storey rear extension [Retrospective] (Resubmission of previously approved scheme R20/0632 dated 09/12/2020 to include the provision of rooflights to the front and rear elevations and other external alterations).
R21/0780 8 Weeks PA Approval 21/09/2021	2, COPPICE CLOSE, COVENTRY, CV8 3FS	Single storey rear extension
R21/0613 8 Weeks PA Approval	4, SQUIRES ROAD, STRETTON- ON-DUNSMORE, RUGBY, CV23 9HF	

Delegated

8 Weeks PA Applications Applications Approved

22/09/2021

Proposed 2 storey rear extension to provide an enlarged Kitchen/Diner at ground floor level with and enlarged rooms at first floor level. Proposed forward extension at first floor above the existing Garage to enlarge the master Bedroom along with a side Store extension.

R21/0615
8 Weeks PA
Approval
22/09/2021

15, MALVERN AVENUE,
RUGBY, CV22 5JN

Proposed two storey side extension, with gabled roof, front porch to provide additional open plan living at ground floor and additional bedroom and bathroom at first floor.

R21/0656
8 Weeks PA
Approval
22/09/2021

WHITEHALL MEDICAL
PRACTICE, MORTON
GARDENS, RUGBY, CV21 3AQ

Proposed single storey extension and re-configuration of entrance to provide additional consulting space and improved facilities.

R21/0710
8 Weeks PA
Approval
22/09/2021

41, DYSON CLOSE, RUGBY,
CV21 4LG

Garage conversion and single storey front extension

Delegated

Certificate of Lawfulness Applications

Applications Approved

R21/0796 Certificate of Lawfulness Approval 21/09/2021	81, ACADEMY DRIVE, RUGBY, CV21 3UG	An application for a Certificate of Lawful Development for the erection of a single storey rear extension to the property measuring out by 2.026m.
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R21/0602 Certificate of Lawfulness Approval 22/09/2021	29, MULBERRY ROAD, RUGBY, CV22 7TD	Certificate of Lawful Development for erection of front porch, single storey side/rear extension and installation of roof light.
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R21/0743 Certificate of Lawfulness Approval 22/09/2021	3, HILLSIDE VIEW, BRANDON ROAD, BRET福德, RUGBY, CV23 0LA	Certificate of Lawfulness to allow use of property without complying with condition 3 of planning permission 388/8.
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Discharge of Conditions

Applications Approved

R14/2338 26/08/2021	Land adjacent 15 Parkfield Road, Newbold, Rugby, CV21 1EN	Outline application for residential development of up to 14 houses (Discharge of conditions 26 and 27 of R14/2338)
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Erection of a new dwelling and a

Delegated

Discharge of Conditions Applications Approved

R19/0439	LAND ADJACENT TO 1 HOLLY GROVE, CHURCH LAWFORD, CV23 9EF	detached garage
02/09/2021		
R19/0485	ADVERTISING RIGHT BETWEEN 254-256, LAWFORD ROAD, NEW BILTON, RUGBY, CV21 2JE	Erection of 6 no. town houses with associated parking.
15/09/2021		
R21/0071	Adjacent to Forge Cottage, 26, Main Street, Willoughby, Rugby, CV23 8BH	Conversion of redundant barn and outbuildings to create one residential unit. New detached garage structure, driveway and new access onto the highway. Minor works to two adjacent Listed properties.
15/09/2021		
R19/0777	AVON MILL INN, 104, NEWBOLD ROAD, RUGBY, RUGBY, CV21 1DH	Demolition of existing Public House and erection of coffee shop with drive through facility.
17/09/2021		

Listed Building Consent Applications Applications Approved

Delegated

Listed Building Consent Applications Applications Approved

R21/0734 5, ARNOLD VILLAS, RUGBY,
Listed Building Consent CV21 3AX
Approval
01/09/2021

Listed Building Consent for the
partial removal of a boundary
wall.

R21/0594 WOOLSCOTT MANOR,
Listed Building Consent WILLOUGHBY ROAD,
Approval GRANDBOROUGH, RUGBY,
09/09/2021 CV23 8DB

Listed Building Consent for
erection of single storey
extension to create a level-
access WC and washroom
facility.

Non Material Amendment Applications Applications Approved

R20/0071 IVY COTTAGE, RUGBY ROAD,
BRETford, RUGBY, CV23 0LB
Non-Material
Amendment agreed
08/09/2021

Conversion of existing outbuilding
into residential annex

R20/0995 LUCAS HOUSE, 2A, CRAVEN
ROAD, RUGBY, RUGBY, CV21
Non-Material 3HY
Amendment agreed
09/09/2021

Replacement of uPVC windows
at first and second floor level and
replacement of ground floor front,
rear and bin store doors.

Delegated

Non Material Amendment Applications Applications Approved

R20/0894	SWALLOWFIELDS, CAWSTON OLD FARM BARNS, WHITEFRIARS DRIVE, CAWSTON, RUGBY, CV22 7QR	Erection of two storey rear extension and single storey rear/side extension along with various external alterations.
Non-Material Amendment agreed 16/09/2021		
R21/0359	41, SCHOOL STREET, LONG LAWFORD, RUGBY, CV23 9AT	The erection of a single-storey rear extension to form a utility room and a garage conversion with associated internal facilitation works.
Non-Material Amendment agreed 17/09/2021		
R21/0547	34, COTON PARK DRIVE, RUGBY, CV23 0WN	Removal of existing conservatory and the erection of a new single storey rear extension measuring out by 5.5m.
Non-Material Amendment refused 17/09/2021		
R21/0033	LAND ADJACENT 99, PYTCHLEY ROAD, RUGBY, CV22 5NG	PROPOSED NEW BUILD DWELLING
Non-Material Amendment agreed 21/09/2021		

Delegated

Prior Approval Applications

Prior Approval Applications

R21/0878 Agriculture Prior Approval Not Required 08/09/2021	Land off A426 Southam Road to the North	Prior notification for the erection of a replacement agricultural building to provide storage for livestock and general equipment.
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R21/0757 Prior Approval Extension Not Required 15/09/2021	46, SCHOOL STREET, RUGBY, CV21 4BN	Erection of a single storey extension (Larger Home Extension Prior Approval)
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R21/0758 Prior Approval Extension Not Required 17/09/2021	139, TOWNSEND LANE, LONG LAWFORD, RUGBY, CV23 9DF	Prior Approval application for a single storey rear extension projecting 4.0 metres from the original rear elevation of the dwelling, 2.50 metres to the eaves with a maximum height to the peak of the roof of 3.75 metres.
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