

BUTLERS MARSTON PARISH COUNCIL

Minutes of meeting held Thursday 6th September 2018

Present: Mrs. S.V. Henderson (SVH), Mr. I. Crockett (IC)
& Mr. J Read (J.R.)

Apologies: Mr Derek Nelson & Mr W.H. Faulkner

Also present: Mr. & Mrs. Coe; Mr. & Mrs. Hooton; Mr. & Mrs. Marsh
& Mr. Da Silva

Mr. Crockett explained that the meeting had been called to discuss planning application **18/02121/FUL**.

The Parish Council wanted to hear the views of residents of neighbouring properties to inform the council's response to the application. The Parish Council had considered relevant sections of the SDC planning guide for householders & SDC core strategy. The applicants would also be invited to address the meeting. After the public session, the Parish Council would go into "closed" session to consider the views expressed and decide on a response to the application.

Mrs. Coe (applicant) outlined the application; a building was needed as a garage and storage facility. The building would not be used for future residential use; but could provide facilities for an electric car. Stairs, rather than ladder access, were necessary as Mrs. Coe cannot use ladders. It was necessary to have side access for the LPG supply to the tank in the garden.

Mrs. Coe stressed that she and her husband wanted to hear the views of their neighbours and would, if possible, come to a compromise.

Mr. Da Silva, Mr. & Mrs. Hooton and Mr. & Mrs. Marsh felt that the proposed building was too high and would overshadow their properties. Mr. Marsh pointed out that at certain times the height would cast shadows onto the solar panels on his garage. Mrs. Henderson asked if the height could be reduced; Mr. Coe said that he and his wife would like to come to a compromise on the height.

Mr. & Mrs. Hooton and Mr. Da Silva stated that the open sided external stairs would overlook their gardens and into some rooms at the rear of their properties. Mr. Coe said he was prepared to enclose the stairs, so that neighbouring properties would not be overlooked.

The residents of the neighbouring properties felt that a reduction in height and enclosure of the external stairs would meet their concerns/objections.

Mr. & Mrs. Coe told the meeting that they would withdraw the application and submit a revised application taking into account the views of the neighbours.

The meeting was then closed to the public.

After discussion, it was agreed that the Parish Council would support the objections of residents of the neighbouring properties. The specific planning reasons for the Parish Council's objections would be as per the attached appendix which the Parish Council had considered.

The clerk was instructed to respond accordingly; and submit a letter to SDC outlining the discussions and public comments made at the meeting (a copy of the letter and response are attached).

Appendix – guidance considered by BMPC

I attach the agenda for the meeting tomorrow evening which is to consider the planning application for a garage with storage loft, veranda & external steps” at 39 Butlers Marston.

I have spoken with SDC planning department who have suggested the following as relevant areas to consider in respect of the application.

The following are the main sections of relevant planning guidance and policy as advised by the Duty planner at Stratford District Council 7th September 2018.

From “Planning guide for householders” April 2008

Section 3.2 “Your extension should normally be acceptable if it does not unreasonably affect your neighbours by causing overlooking or overshadowing of their property or by being overbearing to them.”

Section 3.5 “the proposal should harmonise with the house and other properties in the immediate vicinity in terms of its size, design and spacing.”

Section 3.44 “Garages should normally be simple in form and should be kept as low as possible, low pitch roofs keep height down so that garages do not become intrusive.”

From Core Strategy

C.S.9 3.8 B8

“Occupants of neighbouring buildings will be protected from...loss of privacy and adverse surroundings”

C.S. 20

“Proposed outbuildings will be of appropriate scale”

Dick Leaper

Clerk to Butlers Marston Parish Council

BUTLERS MARSTON PARISH COUNCIL

**Dick Leaper, clerk to the Parish Council
Brook House
Butlers Marston
Warwick
CV35 0NF**

Tel: 01926 641647

7th September 2018

Dear Mr. Cutner,

Planning Application 18/02121/FUL

I enclose Butlers Marston Parish Council's (BMPC) response to this application together with the reasons.

I also enclose copies of letters from neighbours involved who submitted the letters to BMPS for consideration and have asked that the letters be forwarded to SDC as letters of objection.

The Parish Council held a meeting with the applicants and the neighbours involved and made the decision in support of the objections to the application in its present form.

It was, however, a positive meeting at the end of which the applicants indicated that they will submit changes to the application to enclose the steps and to reduce the overall height of the building to prevent overlooking/loss of privacy, and to minimise overshadowing of the neighbouring properties.

It was felt that this will be an acceptable outcome for all concerned.

In the meantime, BMPC feels it appropriate to object to the application AS IT STANDS, but looks forward to amendments from the applicants which will address the issues raised and not contradict the relevant guidance outlined in BMPC's response.

Please contact me if you need any further information.

Yours sincerely,

Dick Leaper.

Planning Application 18/02121/FUL

Reasons for Butlers Marston Parish Council's objection to the above application are as follows:

1. The height and position of the external steps will overlook neighbouring properties (nos. 32 & 38) This is contrary to Section 3.2 of the SDC Planning guide for householders which states that an extension should not "unreasonably affect your neighbours by causing overlooking".
2. The height and position of the steps will overlook neighbouring properties as above. This is contrary to C.S.9 section 3.8 B8 of the Core Strategy which states "Occupants of neighbouring buildings will be protected from loss of privacy".
3. The height of the building (5930 cms.) will cause major overshadowing of neighbouring properties; including solar panels on number 39. This is contrary to section 3.2 of the SDC Planning guide for householders which states that an extension should not "unreasonably affect your neighbours by causing overshadowing"
4. The height of the building is higher than adjacent garages (nos. 40 & 38). This is contrary to section 3.5 of the Planning guide which states "the proposal should harmonise with...other properties in the immediate vicinity in terms of size". Section 3.44 states that "Garages should be kept as low as possible, low pitch roofs keep height down so that garages do not become intrusive". Section C.S. 2o of the Core Strategy states "Proposed buildings will be of an appropriate scale".