

Assessment of Planning Application 23/00576/CONDIT (Wykin Lane, Stoke Golding)

As well as requesting discharge of a number of Conditions, this application also requests several variations to the approved application.

Removal of an Additional Tree

The first, which is currently opposed by the Parish Council, is for removal of another of the larger trees on Wykin Lane.

The Appeal Inspector's approval included the requirement to retain and enhance the existing boundary vegetation. Some relevant paragraphs are:

37. With the exception of the site access, it is intended that the boundary vegetation along the lane would be retained and enhanced. Planting would also be strengthened along other boundaries. No detailed landscape mitigation scheme exists at present due to the outline nature of the proposal. However, I am satisfied that sufficient mitigation could be secured as part of the reserved matters stage. The development would be well-contained and seen against the context of the village settlement edge. While the magnitude of impact at site level would be high due to the change from field to residential, the impact on wider landscape character would be low. Therefore, the significance of landscape effect would be no greater than moderate adverse.

38. In terms of visual effects, it is likely that the tops of properties would be seen in close-up views along the lane boundary including from the village edge, the cemetery entrance, and near to Willow Farm, especially in winter months. There would also be similar views from the start of the footpaths to the south of the cemetery. However, such views would be glimpses based on the retention and enhancement of planting. The site access would be a relatively short section of the boundary and properties could be set back behind landscaping to reduce the negative effect. The visibility of properties from the recreation ground would also be likely to be limited based on boundary planting. From all of these viewpoints by Year 15, I consider the adverse visual impact would be no greater than moderate. From public viewpoints further away to the south and east, including by Compass Field Farm, the development would be much less visible and so the adverse impacts would be negligible to minor at worst.

The residual matters were approved on this basis.

One of the variations requested in this planning application is for removal of another of the larger trees. The Parish Council believes this is unwarranted unless this is responding to a specific request made by Highways. The tree in question is the second tree which is immediately to the left of the red car in the photograph below.



Changes to Site Layout

The Parish Council notes the three changes to the site layout, raising two matters:

(a) Change of House Design

There is a significant change to the house at Plot 11. At 22/00845/REM stage, this was a 2 story design (height 8829cm- design reference DHS33R5). However, within the landscaping document for 23/00576/CONDIT this is now a 3 story design (height 9053cm - design reference DH501G-4).

In addition, the side of this house facing the existing neighbouring property (53 Arnold Road) now has a bedroom window overlooking existing neighbouring properties instead of a small (presumably obscured) bathroom window.

In the Appeal Decision, the Inspector noted in para 39 that “it is likely that significant negative effects on the living conditions of existing occupiers in terms of matters such as outlook, light and privacy can be avoided through the detailed designs at the reserved matters stage”.

Not only is the proposed house just 12 metres from 53 Arnold Road but the requested variation would have a bedroom window directly overlooking the existing house and garden. This is not what the Appeal Inspector intended.

(b) Change to the Site Boundary

The Parish Council is unable to understand why the garage for plot 1 has now been designated as outside the Proposed Application Boundary on the updated Site Location Plan. Please explain.