

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 3rd April 2007

**Report Title** Construction of a 50m<sup>2</sup> Single Storey Extension at Seven Trent Water, Longbridge Office, Stratford Road, Warwick

**Summary** This application is for the erection of a 50m<sup>2</sup> office extension to provide an additional seminar/meeting rooms.

**For further information please contact** Sue Broomhead  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Planning Application registered 31st January 2007. Warwick District Council Response dated 20th February 2007.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  .....
- Local Member(s)  Councillor R Randev – No comments received as  
(With brief comments, if appropriate) at 20/3/2007.
- Other Elected Members  .....
- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott – comments incorporated.

- Finance  .....
- Other Chief Officers  .....
- District Councils  Warwick District Council – No objections.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Environment Agency – No comments to make.

**FINAL DECISION**                      **YES/NO**      *(If 'No' complete Suggested Next Steps)*

**SUGGESTED NEXT STEPS :**

*Details to be specified*

- Further consideration by this Committee  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

**Regulatory Committee - 3rd April 2007**

**Construction of a 50m<sup>2</sup> Single Storey Extension at Seven Trent Water, Longbridge Office, Stratford Road, Warwick**

**Report of the Strategic Director for Environment and Economy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the construction of a 50m<sup>2</sup> single storey extension to the main office buildings at Seven Trent Water, Longbridge Office, Stratford Road, Warwick, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : W435/07CM003

Received by County : 31/1/2007

Advertised Date : 9/2/2007

Applicant(s) : Severn Trent Water Ltd, 2297 Coventry Road, Birmingham, B26 3PU.

Agent(s) : Mr N Martyn - (Entec Uk Ltd), Gables House, Kenilworth Road, Leamington Spa.

The Proposal : The construction of a 50 metre sq single storey extension to the north of building three.

Site & Location : 0.005 ha of land at Severn Trent Water, Longbridge Offices, Stratford Road, Warwick. [Grid ref: 272.626].

See plan in **Appendix A**.

## 1. Application Details

The proposed development is for the construction of a 50m<sup>2</sup> single storey extension to the main office accommodation at Seven Trent Water, Longbridge Offices. The development would allow for a seminar/meeting room at the office and is proposed to be located at the back of the existing building.

## 2. Consultations

**Councillor R Randev** – No comments received as at 20/3/2007.

**Warwick District Council** – No objections.

**Warwick Town Council** – No comments received.

**Environment Agency** – No comments to make.

**Libraries, Adult Learning and Culture** – No objections.

## 3. Representations

There have been no representations received relating to this application.

## 4. Observations

- 4.1 The Longbridge offices are located to the south west of Warwick, in a fairly sparsely developed area accessed from a private road which serves a limited number of properties.
- 4.2 The existing buildings are single storey and of modern design following recent and ongoing maintenance and upgrading works. The site gained planning permission in 2006 for fairly substantive extensions and alterations to allow additional office accommodation and to ensure the buildings to be fully Disability Discrimination Act (DDA) compliant. Construction of the permitted development is currently on site.
- 4.3 The proposed extension, which in total would provide an additional 50m<sup>2</sup> of floor space, is for a seminar/meeting room to be located within the current office complex, and would adjoin the northern elevation of existing building number 3. The location of the building does not result in the loss of parking or impede vehicular movements and is not visible from the front elevation of the building. The design of the proposed development simulates that of the existing buildings on site and has been designed to meet the requirements as stated within the Disability Discrimination Act and is in accordance with Policy DP14 of the Warwick District Local Plan.
- 4.4 It is proposed that the extension would be constructed using materials to match the existing building, with all windows and doors to match the existing finishes and colours. It is therefore considered that the proposed materials would be

acceptable, however, a condition should be placed on any planning permission to ensure that the materials match the existing building as closely as possible to ensure a satisfactory visual appearance.

- 4.5 It is not anticipated that there would be any additional members of staff at the site, and not proposed to alter or amend any of the current parking provision on the site. It is, however, proposed to include an area of landscaping immediately adjacent to the proposed building.
- 4.6 The proposed development would not have a detrimental impact on the amenity of the area as a whole, would not have an impact on the highway network and the proposed materials are considered acceptable and in keeping with the surrounding buildings.

## **5. Planning Policies**

- 5.1 The proposed development accords with Policy ER.1 (Natural and Cultural Environmental Assess) of the Warwickshire Structure Plan 1996 - 2011 and Policies DP1 (Layout and Design), DP14 (Accessibility and Inclusion) and RAP1 (Development within Rural Areas) of the Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005.

## **6. Conclusions**

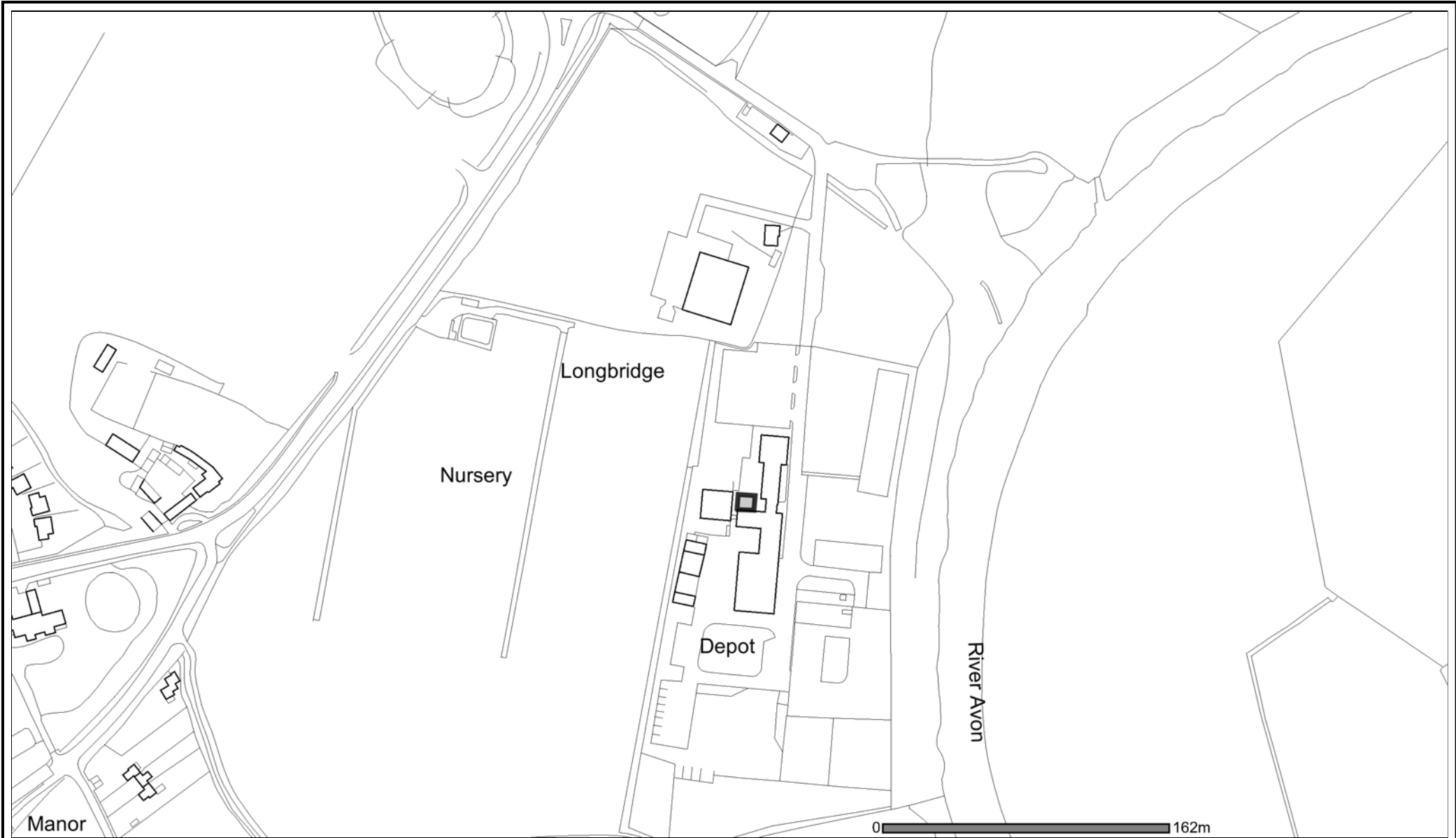
- 6.1 The proposed development is considered to be in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The proposed extension is considered to be in keeping with the existing development on site and will not impact on the highway network. The proposed extension will provide increased facilities, and is in accordance with the Disability Discrimination Act.

## **7. Environmental Considerations**

- 7.1 It is considered that there are no significant adverse environmental considerations associated with the proposed development.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

16th March 2007



Scale 1: 3000

Ref No. W435/07CM003

Drawn Sue Broomhead

Regulatory Committee - 3 April 2007

Subject

Longbridge Offices - Extension

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 Strategic Director for  
 Environment and Economy  
 Shire Hall, Warwick, CV34 4SX

APPENDIX A OF AGENDA NO.

**Regulatory Committee - 3rd April 2007**

**Construction of a 50m<sup>2</sup> Single Storey Extension at Seven Trent Water, Longbridge Office, Stratford Road, Warwick**

**Application No: W435/07CM003**

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with drawing numbers 050407/A/101 rev A, 050407/A/623 rev C, 050407/A/622 rev C, 050407/A/150 rev F, 050407/A/157 rev A, 74584/A/Long'dgw ext 001-01 and in accordance with the details submitted as part of application reference W435/07CM003.

**Reason:** To ensure development is carried out in accordance with the planning permission hereby granted.

3. All facing and roof materials shall match the existing buildings as closely as possible unless otherwise agreed in writing by the County Planning Authority.

**Reason:** In the interest of visual appearance.

**Development Plan Policies Relevant to this Decision**

**Warwickshire Structure Plan 1996 – 2011:**

- (i) Policy ER.1.

**Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005:**

- (i) Policies DP1, DP14 and RAP1.

## Reasons for the Decision to Grant Permission

The proposed development is considered to be in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The proposed extension is considered to be in keeping with the existing development on site and will not impact on the highway network. The proposed extension will provide increased facilities and is in accordance with the Disability Discrimination Act.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.