

**Councillor Nick Harrington  
Stoneleigh & Cubbington Ward**

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7th October 2016

Dear Sirs,

**APP/T3725/W/16/3154102 Appeal W/16/0280 Weston House, Rugby Rd, Weston Under Wetherley CV33 9BW**

I am writing to you as District Councillor for the Stoneleigh & Cubbington Ward with respect to the above planning application and the current appeal against the decision to refuse the planning application.

There are a number of issues with the proposed development as follows:

**1. Village Context**

- a) The former public house is an existing feature of the village and part of the built character.
- b) Closure of the public house has resulted in vandalism and damage but the pub structure appears to be sound and could be restored and so retain its contribution to the existing village character. The conversion into a dwelling, while changing its use would provide visual continuity in a changing environment.

**2. The Site proposals**

- a) The site has been divided into four plots and three of them are put forward for development of detached houses. It is highly likely that a another application will be submitted for the fourth dwelling.
- b) The positioning of the houses on the plots is poor with the northern unit being well

detached and the two other units being pushed close to the boundary.

c) The use of a standard house plan, with two houses placed close together provides a poor use of the site and less than ideal conditions for future occupiers. A plan that is optimum for a north / south orientation is less than suitable for an east / west orientation.

d) This is a quite unique site providing a development opportunity in an attractive village and deserves better treatment with a design for this location and not standard plans dropped onto the site in an illogical way.

### **3. House Designs**

a) While it is not suggested that this village needs old style house designs, the type selected is 'average suburban' that neither fits in with the present character of the rural village nor does it provide a good modern design that would provide an interesting counterpoint in this prominent site.

b) the LA policy is to encourage as high standard of design for new buildings and this proposal falls short of this objective.

c) The front elevations indicate that the gable is glazed up to the ridge which either illuminates the roof void or is it a provision for second floor accommodation; the plans are unclear on this aspect.

d) The country is committed by law to minimise CO2 output and conserve energy and this is incorporated into WDC planning policy. The proposed houses do not seem to follow current recommendations on energy efficiency: by using a large glazed two story panels without any lobby from the front door to prevent major heat loss in the winter every time the door is opened.

I am supportive of limited development upon the site of the former public house, however I find the current development plans unacceptable for the reasons provided above.

Yours sincerely

Nick Harrington  
Councillor for Stoneleigh & Cubbington Ward