

23 January 2018

PLANNING COMMITTEE - 31 JANUARY 2018

A meeting of the Planning Committee will be held at 5.30pm on Wednesday 31 January 2018 in the Council Chamber at the Town Hall, Rugby.

Site Visit

A site visit will be held at the following time and location.

3.00pm 107 Sidney Road, Rugby.

Adam Norburn
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 the meeting held on 10 January 2018.

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 – 30th November 2017 to 3 January 2018.

PART 2 – EXEMPT INFORMATION

There is no business involving exempt information to be transacted.

Any additional papers for this meeting can be accessed via the website.

The Reports of Officers (Ref. PLN 2017/18 – 12) are attached.

Membership of the Committee:

Councillors Mrs Simpson-Vince (Chairman), Mrs Avis, Mrs A'Barrow, Brown, Butlin, Cranham, Ellis, Gillias, Miss Lawrence, Lewis, Sandison and Srivastava.

If you have any general queries with regard to this agenda please contact Claire Waleczek, Senior Democratic Services Officer (01788 533524 or e-mail claire.waleczek@rugby.gov.uk). Any specific queries concerning reports should be directed to the listed contact officer.

If you wish to attend the meeting and have any special requirements for access please contact the Democratic Services Officer named above.

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 – 31 January 2018

Report of the Head of Growth and Investment

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)
- Applications recommended for approval with suggested conditions (yellow pages)

Recommendation

The applications be considered and determined.

APPLICATIONS FOR CONSIDERATION – INDEX

Recommendations for refusal

There are no applications recommended for refusal for consideration.

Recommendations for approval

Item	Application Ref Number	Location site and description	Page number
1	R17/0722	107 Sidney Road, Rugby, Warwickshire, CV22 5LD Erection of one new dwelling.	3

Reference number: R17/0722

Site address: 107 Sidney Road, Rugby, Warwickshire, CV22 5LD

Description: Erection of one new dwelling.

Case Officer Name & Number: Nigel Reeves – 01788 533489

Introduction

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as the applicant is a member of staff.

It was also deferred from the meeting on 10th January 2018 of the Planning Committee to allow officers to further address the concerns of the objectors and also some discrepancies in the report relating to the proposed building height and garden sizes.

A further amended plan has been received which confirms the ridge height at 4.9m.

Application Proposal

This application seeks full planning permission for the erection of one new dwelling with associated access and parking. The proposal would create a bungalow which would have a maximum height of 4.9 metres with 2.4 metres to the eaves, with a length of 9.9 metres and a width of 8.3 metres. The proposal incorporates off street parking spaces for two vehicles along with private amenity space for the dwelling.

The application has been amended on a number of occasions, during the course of the consideration of the application, to reduce the height of the bungalow (from a dormer bungalow), and to reduce its footprint on the site and its positioning.

The Site and Surrounding Area

The application site is located within the grounds of 107 Sidney Road, Rugby which currently has a substantial frontage to Percival Road and is a relatively large garden. The proposal would be sited between 107 Sidney Road and 45A Percival Road the surrounding area comprises of a mix of both types and styles of dwellings. A mature privet hedge runs along most of the site frontage and another hedge separates the rear gardens of Nos 105 and 107 Sidney Road. The existing properties are set back off the main road frontage and offer adequate off street parking.

Relevant Planning History

R94/0272 – Erection of bungalow and detached double garage – Refused – 01st June 1994 – Appeal Dismissed – 07th November 1994

R97/0879 – Use of land for erection of a dwelling and detached garage – Refused – 07th January 1998

R08/0713 – Erection of dwelling – Refused – 18th June 2008

R08/1445 – Erection of a bungalow and a double detached garage – Refused – 11th November 2008 – Appeal Dismissed – 20th August 2009

Technical Responses

No objections have been received from:

Warwickshire County Council (Ecology)
Warwickshire County Council (Highways)
Rugby Borough Council (Environmental Services)
Rugby Borough Council (Work Services)

Third Party Responses – Original Submission

Neighbours notified and two letters of objection have been received raising the following issues:

1. The proposal would result in a loss of privacy in the rear garden of neighbouring properties;
2. The height of the building would result in an incongruous effect on the rear garden and have a detrimental effect on the character of the garden;
3. First floor windows would only be 17 metres away from the dining room, kitchen and rear bedrooms;
4. Loss of light to the rear garden of the neighbouring property;
5. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application;
6. The new proposal is more un-neighbourly and obtrusive than the one dismissed at appeal:

	Rejected Case: R08/1445/PLN	Current Case: R17/0722
Distance from 105 Sidney boundary	6 Metres	1.2 Metres
Distance from 45A Percival Road boundary	4 Metres	1.2 Metres
Max height of dwelling	5.9 Metres	6.4 Metres
Number of windows over 105 Sidney Road	2	4

7. Severe loss of light to the neighbouring property in the kitchen and the lounge;
8. The proposed developer is even bigger than the one previously rejected in 2009; and
9. Increase in noise and disturbance with a private dwelling being constructed next to the property.

Third Party Responses – Amended Submission (1)

Neighbours notified and three letters of representation have been received raising the following issues:

1. Serve loss of light into the kitchen and lounge of the neighbouring property;
2. The proposed new building would be substantially higher than the existing garage;
3. Increase in noise and disturbance with a private dwelling being constructed next to the property;
4. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application;
5. Too many houses already along Percival Road nice to see some land;
6. More traffic on Percival Road which is already a very busy road;
7. Loss of light to the rear garden of the neighbouring property; and
8. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application.

Third Party Responses – Amended Submission (2)

Neighbours notified and three letters of representation have been received raising the following issues:

1. The parking of vehicles on the adjoining site will make things even worse for parking and all associated vehicles;
2. Parking is located adjacent to the living room and in addition to the associated noise there would also be pollution from the engines in close proximity to the entry of the home in particular kitchen entrance and windows;
3. The height of the proposal would have an adverse impact on light entering the property with lounge and kitchen in close proximity to the side elevation of the proposed dwelling;
4. The redesign of the roof is acknowledged however they do not see how this will alleviate the problem with natural light into the property;
5. At least 5 applications to development the site have all been refused and nothing has changed to justify the development of this plot;
6. No more dwellings should be allowed down Percival Road given the traffic making access difficult;
7. Significant loss of light in to the rear garden of the neighbouring property as afternoon and evening sun comes from South/Southwest directly in line with the revised development;
8. The noise from the development will have a negative effect on the rural landscape;
9. The proposal would be built up to the boundary when considering the hipped end requires an overlap and guttering;
10. Insufficient amenity space for the owners of No. 107 Sidney Road resulting in a cramped, out of keeping development;
11. Moving the property forward has centred the highest point of the dwelling with the lounge at 45A Percival Road and does not assist with the light problem;
12. Loss of an additional parking space would result in unsafe parking practices where the bus currently stops and prevent parking on the other side of the road;
13. Parking areas shown on the plan are meaningless and do not stop people parking alongside the living room;
14. Height of the building is still of great concern with the top of the windows being 2 metres 25 above grounds level;
15. Asbestos roofed garage on a concrete base would need to be demolished with the demolition creating dust, dirt and noise;

16. New build will be 2 metres from the wall of the neighbouring property and 30 metres from the applicants home causing little inconvenience and not affecting light;
17. Street scene shows how negatively the development would affect the landscape; and
18. Four previous refusals for development already exist on site most recent being dismissed at appeal with all reasons for refusal still being valid on this application.

Third Party Responses – Amended Submission (3) – Dec 2017

Neighbours notified and one letters of representation (on behalf of both adjoining neighbours) has been received raising the following issues:

1. Will result in considerable loss of light and sunlight to garden area and patio in rear garden. The proposal will block afternoon and evening sun from these areas.
2. With the dwelling now moved 1.0m closer to the boundary with our property, the shadow cast over our garden will be greater than the earlier revision (revision 3).
3. Plants, lawn and trees will be cast in shade for much of the day.
4. The open garden characteristic that we along with other residents of Sidney Rd, will be lost forever.
5. The revised plan has been moved 1.4m from the shared side boundary with 45a Percival Rd – Although RBC have recommended that a minimum spacing of 3.0m is achieved the buildings are only 2.4m apart. As a result the loss of light to the side kitchen window and the side dining room window will be substantial, with very little natural light reaching these rooms.
6. If the proposed dwelling is moved to provide a gap of 3.0m, the angle of light received to these windows will be 30 degrees. This is in excess of the British Research Establishment best practice figure of 25 degrees commonly used to assess used to assess if there will be any adverse impact on daylight and sunlight.
7. With the buildings being so close together, the hipped roof overhang will put the buildings at just over 2.0m apart meaning the channel for light to pass is so small.
8. 45a Percival Rd was built 43 years ago and therefore the side windows affected have a Right to Light. The secondary window in the living room lights the dining area and this window is vital in providing the necessary light required.
9. In the previous application for planning in 2009, the Inspector ruled that a 5.9m high dwelling over 5.0m away from 45a Percival Rd was overbearing. The current proposal is now closer (3.0m).
10. Additional noise close to No. 45a – cars will be parked 2m from the lounge.
11. The current proposal is cramped beyond all previous comparisons or standards and completely out of character with the area – which was deemed to be unacceptable by the Inspector in 2009.
12. The revised position of the bungalow is now 1.0m closer to the boundary with No. 105 Sidney Rd. This change does not help loss of light to No. 45a.
13. Excessively steep pitch will allow additional floor to be created at a later date.
14. Hedges cannot be protected
15. The current siting of the bungalow is very similar to the position in Rev B which was previously rejected by the previous planning officer.
16. Development on this site has been rejected on 4 previous occasions and was dismissed on appeal in 2009, primarily due to the development changing the character of the area in a negative manner.

17. The 1994 plans should be referred to in the consideration of the current proposal – if this is not the case then the same exhaustive checks to protect the character of the area are not being undertaken
18. RBC state that 'planning rules and times have changed' but nowhere do these changes allow the character of the area to be negatively affected. Failure to recognise the affects that this proposal will be used as a precedent for other applications on corner plots along Percival Road.
19. There are a number of other corner plot developments in the Paddock area, but importantly none along Percival Rd. These developments all have their merits and none affect the character of the area negatively or block light to neighbouring properties.
20. The open aspect of corner plots along Percival Rd has been repeatedly protected by Inspectors in the past and a failure to protect it now will result in the end of Percival Roads long open rural character.

Further Correspondence Received from Objectors post Agenda publication (10th Jan)

- The written report to the committee is misleading - the previous officer rejected an earlier revision as being too close to the 1994 application that failed at appeal
- No account has been made by retaining the 1.0m deep hedge in relation to amenity space for the bungalow
- A 2m side passage cannot be considered to be part of a garden
- No mention is made that RBC designed Rev4 for the applicant
- No mention was made of my previous reference to the 5.1m height of the bungalow in my previous objection letter – it would have taken a conscious effort to remove this reference.
- The acquiring of a new plan is simply a minor change as the height of the proposed dwelling is a key factor in determining suitability – the height of the dwelling was reduced by 200mm between Rev 2 and 3, which was deemed by RBC to be minor. A further change of 192mm is also not minor as it will affect the calculations that RBC will presumably make to ensure that the windows in 45A Percival Rd are not affected
- New elevation and street-scene plans should therefore be submitted so that we can assess them.
- I have repeated made RBC aware of its own errors and the first response was not to acknowledge these, but instead to go straight to the agent to see if they could accommodate your mistake.
- The policy of proactively engaging with the applicant, has resulted in RBC Planning failing to engage satisfactorily with concerned neighbours. RBC were made fully aware of the health concerns and stress being experienced by elderly neighbours, but have made no attempt to accommodate this. Although the recommendation was made on 20/12/2017 it was not made publically available until 03/01/2018. RBC has deliberately failed to assist and thus contributed to their poor health during the Christmas holiday.

Relevant Planning Policies and Documents

National Planning Policy Framework – 2012

Paras 11-14: Presumption in favour of Sustainable Development

Para 17: Core Planning Policies.

Section 6: Delivering a Wide Choice of High Quality Homes

Section 7: Requiring Good Design

Core Strategy – 2011

Policy CS1: Development Strategy
Policy CS16: Sustainable Design
Policy CS17: Sustainable Buildings

Saved Local Plan Policies – 2011

Policy T5: Parking Facilities
Policy GP2: Landscaping

Supplementary Planning Document – 2012

Planning Obligations

Determining Considerations

The main considerations in respect of this application are the principle of development, character of the locality, design and appearance of the dwelling, impact on residential amenity and highway and parking standards. The impacts of each of these matters are then balanced in the conclusion.

Principle of Development

Policy CS1 states that the location and scale of development must comply with the settlement hierarchy and must be demonstrated that the most sustainable locations have been considered.

The application site is located within the Urban Area of Rugby as defined in Policy CS1 of the Core Strategy. As such; there is a principle in favour of sustainable development subject to all planning matters, including local and national planning policies and any other material considerations, being appropriately addressed.

This application is therefore considered to be in accordance with Section 6 of the NPPF and Policy CS1 of the Core Strategy.

Character of the Locality

Section 7 of the NPPF states that high quality and inclusive design is a key factor in making places better for people in terms of quality and character of the environment and private amenity. Paragraph 58 also mentions that proposals should add to the overall quality of the area, not just for the short term but over the lifetime of the development and respond to local character.

Whereas Section 6, Paragraph 53 of the NPPF states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Whilst neither the Core Strategy nor Saved Local Plan policies directly address the issue of 'backland' or 'infill' development, Policy CS16 of the Core Strategy states that development will only be

allowed where proposals are of a scale, density and design that would not cause material harm to the qualities, character and amenity of the area in which they are situated.

The application site is surrounded by a mixture of house types including bungalows, dormer bungalows and houses. The bungalows are of a wide variety and design and generally sited between runs of two-storey dwelling houses. The application site is in a prominent corner position at the end of Sidney Road - the properties along this part of Sidney Road benefit from large rear gardens with a similar length to the gardens of other dwellings along the south side of Sidney Road. It is also located adjacent to more traditional style bungalows turning the corner into Percival Road. Whilst the proposed dwelling would be sited within the rear garden of No. 107, as a result of the property occupying a corner plot the front elevation of the proposed dwelling would front onto Percival Road, relating to the general arrangement of buildings which face onto this part of Percival Rd.

There have been 2 appeal decisions on this plot in 1994 and 2009, both refusing planning permission for development on this site.

The 1994 proposal was for a detached bungalow and double garage and this was refused on the grounds of impact on the character and appearance of the immediate locality, given that the size of the appeal site would be significantly less than the norm for the area, and the proposed bungalow would be noticeably small, appearing cramped and out of place in the context of the surrounding medium density development. This appeal decision was made 23 years ago and thus can only be afforded limited weight, given the changes to development plan policies that have occurred since this time.

The 2009 appeal decision is more recent and was for a 2-bed detached dormer bungalow (with a substantial amount of first floor accommodation), and separate garage block. The key features of the Inspectors decision are as follows:

- *The site is on a corner plot, is well established and is of a similar length to the gardens of other dwellings on the south side of Sidney Road, and its size and layout are typical of corner plots in the area. In my view dividing the garden to create a building would fundamentally alter this character by reducing the openness of the gardens. The resulting dwelling would appear very cramped on its plot.....and is proposed to be sited with very limited amenity space around it.*
- *The loss of a length of existing hedge (along the Percival Rd frontage) would have a harmful impact on the character and appearance of the area*
- *The proposed dormer bungalow would contrast with the design of the existing more traditional bungalows and appear over-dominant in this part of the street-scene.*

The Inspector therefore concluded that the proposed dwelling would have a detrimental impact on the character and appearance of the street-scene.

The subdivision of the plot as shown in the current proposal would again result in a level of harm to the character and appearance of the locality, as identified by the Inspector in 2009, although the current proposal is for a bungalow rather than in effect a two-storey dwelling. This harm is recognised and is addressed in the overall planning balance at the end of this report.

Design and Appearance of the Dwelling.

The scale and mass of the design of the original submitted dormer bungalow was considered to be inappropriate in its location and would not improve the character and quality of the area. Following advice received from the Local Planning Authority over the concerns with the original submission, several iterations of amendments have been received, which now reduces the height of the dwelling to a traditional sized bungalow. The amendments to the proposal see 1.1 metres being reduced from the overall height, 0.3 metres off the height of the eaves, 0.8 metres off the length and 1.3 metres off the width.

The proposed new dwelling would now have a maximum height of 4.9 metres to the ridge and measures 2.4 metres to the eaves, with a length of 9.9 metres and a width of 8.3 metres. The design of the bungalow itself (based on a traditional bungalow design with a hipped roof) is not considered to be out of character with the surrounding area when taking into consideration the wide variety and style of existing dwellings within the street scene.

Impact on Residential Amenity

Policy CS16 of the Core Strategy states that new development will ensure that the amenities of existing and future neighbouring occupiers are safeguarded.

No.45a Percival Road is located to the south of the application site and is a detached bungalow. There is currently a 2 metre high boundary fence which defines the common boundary along with a detached garage around 2.2 metres in height to the ridge which is built up to the common boundary within the application site. There are two windows on the side elevation of the neighbouring property which serve a secondary living room window and the main kitchen window. Whilst the kitchen can be considered a non-habitable room (as it is a galley kitchen and does not have dining facilities) and the living window is secondary in nature, it is still considered that the kitchen window needs to be considered in this instance given the fact it is the main source of light into this room.

The revised proposal has been redesigned so that the eaves of a broadly similar height as the garage which is currently in situ and the incorporation of a hipped roof allows for the massing of the roof to slope away from No. 45a. Whereas the existing garage is built on the common boundary, the proposal is set off the common boundary by 2.0 metres, with no windows directly overlooking the occupiers of this dwelling. Although the proposed bungalow roof is higher than the existing garage, the combination of it being sited further away from the side windows in No. 45a and the fact that the hipped roof pitches away from the boundary means that any changes to daylight or sunlight received at these windows would not be so significant to warrant a planning refusal.

It is therefore considered that the proposal would not result in any materially adverse impacts on the occupiers of this dwelling in terms of loss of light and overbearing impacts.

No. 105 and No. 103 Sidney Road are located to the east of the application dwelling and are detached properties. Whilst there are windows located to the rear elevations of these properties given the location of the proposal in relation to the existing properties it is not considered there will be an adverse impact in terms of overlooking on these properties. The proposal has been redesigned so that with the incorporation of a hipped roof, the roof massing slopes away from both the side and rear boundaries. There is also an existing hedge along the boundary to No. 105 which will be retained.

The plans have also been amended to retain an 11.0m deep garden to the rear of No. 107 (the host dwelling) giving a total rear garden area of approximately 150sq.m. The existing and proposed gardens will be separated by a 2.0m high close boarded fence. The new bungalow will have a side garden with a depth of 4.9m and a rear garden depth of 3.0m, giving a total area of 125sq.m. Although the proposed garden is 'L-Shaped' around the building (plus a small strip between the east wall and the side boundary with 45A Percival Rd), it is considered to provide a reasonable size of amenity space commensurate with the size of dwelling proposed.

The proposal will in effect re-use an existing vehicle access to the site (serving the garage). Although 2 parking spaces are now provided, this will now occur to the side of the No. 45 and is not unlike other parts of the locality where parking is provided in the front garden areas.

Given the amendments made to the proposal in terms of the reduction in scale and mass, it is considered that there will be no materially adverse impacts on the occupiers of the neighbouring properties in terms of overbearing and over dominant form of development. This application is therefore considered to be in accordance with Policy CS16 of the Core Strategy.

Highway Safety

Saved Local Plan Policy T5 along with the SPD on Planning Obligations states that planning permission will only be granted for development incorporating satisfactory parking arrangements.

For a dwelling consisting of 2 bedroom units a minimum of 1.5 parking spaces are required. The proposal indicates parking provision for 2 vehicles to the front of the proposed dwelling, as such; it is therefore considered that there will not be an adverse impact on parking within the vicinity.

Warwickshire County Council (Highways) has advised that they have no objection to the proposal subject to appropriate conditions.

This application is therefore considered to be in accordance with Saved Local Plan Policy T5 and the SPD on Planning Obligations.

Conclusion – The Planning Balance.

The latest position in terms of the Council's housing land supply is set out below:

- RBC Annual Monitoring Report (Dec 2016) – 3.78 years
- Ashlawn Rd Appeal Decision (July 2017) – 4.36 years (APP/E3715/W/16/3147448)

Further monitoring reports are shortly to be released in preparation for the forthcoming Local Plan Hearing. It is understood that this still doesn't demonstrate that the Council has a 5 Year Housing Land Supply, although this has not yet been formally published. If the position changes, the latest position on housing supply will be reported as a verbal update at the meeting.

In this instance policies of the RBC Core Strategy relating to the control of housing supply are therefore deemed out of date as outlined in paragraph 49 of the NPPF - this states that policies

relating to the supply of housing should not be considered up-to-date if the Council cannot demonstrate a five year supply of deliverable housing sites.

The effect of this is not such that Core Strategy Policies should be ignored but rather that consideration should be given as to what weight they hold in the decision. This results in the balancing of material considerations within each individual case at the same time being mindful of the presumption in favour of sustainable development as defined by para 14 of the NPPF and other sections of the NPPF. Para 14 reads as follows:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means (unless material considerations indicate otherwise):

- *Approving development proposals that accord with the development plan, without delay, and,*
- *Where the development plans is absent, silent or relevant policies are out of date, granting permission unless:*
 - o *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or*
 - o *Specific policies in the NPPF indicate development should be restricted.*

If the position relating to housing supply changes and the Council can demonstrate a 5 year supply of housing, then the presumption in favour of sustainable development would still be relevant in this decision.

The NPPF sets out a presumption in favour of sustainable development and advises decision-takers to approve a development proposal that accords with the development plan without delay. The question of whether or not a particular proposal constitutes “sustainable development” is not simply a matter of location; it involves a wide variety of other considerations, including the three dimensions of sustainability. The NPPF at paragraph 7 identifies the three dimensions to sustainability, those being economic, social and environmental. Paragraph 8 goes on to advise that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

In terms of the balancing exercise, the following matters are considered to be important in the decision making process:

- Based on the above assessment and previous appeal decisions, the proposal is still considered to cause harm the scale and character of the surrounding area, due to the reduction in the size of the garden to the rear of No. 105 Sidney Road. This would thus harm the environmental dimension of sustainable development.
- Subsequent to the 2009 appeal decision, there have been a number of bungalow and house developments permitted on similar sized corner sites in the Hillmorton area, which demonstrate comparable relationships between existing and proposed dwellings including:

- Sidney Road/Warren Road corner (north side).
 - Ashlawn Road/Fareham Avenue corner (east side)
 - Balcome Road/Fareham Avenue corner (north side)
 - Hillmorton Road/Langton Road corner (east side)
- The proposal is not considered to adversely affect the amenities of the occupiers of neighbouring properties, and would not impact upon highway safety.
 - The proposal is located in a sustainable location in a suburban area of the town, well located to public transport and near to shops and other community facilities. The proposal would result in, albeit small, an additional residential property which would provide economic (employment during the construction period) and social (increased availability of housing) gains.

In conclusion, whilst there will be some identified harm to the character and appearance to the locality caused by this proposal, the adverse impacts are not considered to be so severe to warrant a recommendation to refuse - given the above factors which support the presumption in terms of sustainable development and the need to boost housing supply- as set out in the NPPF. This presumption should be given significant weight in the decision making process.

Accordingly, the application is to be considered to be in accordance with the National Planning Policy Framework and the Core Strategy and is therefore recommended for approval subject to conditions.

DRAFT DECISION

APPLICATION NUMBER

R17/0722

DATE VALID

04/05/2017

ADDRESS OF DEVELOPMENT

107 SIDNEY ROAD
RUGBY
CV22 5LD

APPLICANT/AGENT

Mrs Rebecca Walker
Chapman Design Llp
Lelleford House
Coventry Road
Long Lawford
CV23 9DT
On behalf of Mrs Beckitt

APPLICATION DESCRIPTION

Erection of one new dwelling.

CONDITIONS, REASONS & RELEVANT DEVELOPMENT PLAN POLICIES

CONDITION: 1

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

REASON: 1

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

The development shall not be carried out other than in accordance with the following plan numbers:

- 3016-LP – Site Location Plan
- 3046-01 Rev C – Proposed Site Plan in Context
- 3046-02 Rev B – Proposed Ground Floor Plan
- 3046-03 Rev B – Proposed Elevations
- 3046-04 Rev A – Proposed street scene
- 3046-04 – Existing Site Plan

REASON: 2

For the avoidance of doubt.

CONDITION: 3

No above ground development shall commence unless and until full details of the colour, finish and texture of all new materials to be used on all external surfaces, together with samples of the facing bricks and roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: 3

To ensure a satisfactory external appearance and in the interests of the visual amenities of the locality.

CONDITION: 4

The proposed access and parking spaces shall be laid out in accordance with drawing 3046-01 Rev C and shall be retained for the lifetime of the development.

REASON: 4

In the interest of highway safety.

CONDITION: 5

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any order revoking or re-enacting those orders, no development shall be carried out which comes within Classes A-H of Schedule 2 Part 1 of the Order without the prior written permission of the Local Planning Authority.

REASON: 5

In the interest of residential amenity.

CONDITION: 6

Other than those shown on the approved plans no new windows shall be formed in the side elevation of the proposed development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: 6

In the interest of residential amenity.

CONDITION: 7

No above ground development shall commence unless and until a comprehensive landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This shall include details of planting, front boundary treatments and hard surfacing materials to be used in the forecourt area and the positioning and type of side/rear boundary fencing or hedgerows to be retained. The

approved landscaping scheme shall be implemented prior to the first occupation of the development and the approved boundary treatments shall be retained as such.

REASON: 7

In the interest of visual amenity.

CONDITION: 8

No gates or barriers may be erected at the access/egress to the parking area

REASON:8

In the interests of highway safety

STATEMENT OF POSITIVE ENGAGEMENT:

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

INFORMATIVE: 1

Environmental Services advise that in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday - Friday - 7.30 a.m. - 18.00 p.m.,

Saturday - 8.30 a.m. - 13.00 p.m.

No work on Sundays & Bank Holidays.

If work at other times is required permission should be obtained from the local planning authority.

INFORMATIVE: 2

Buildings of all ages and trees with suitable features (i.e. rot-holes, cracks, fissures) are frequently used by roosting bats. Bats and their 'roost' sites are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended) making them a European Protected Species. It is a criminal offence to disturb or destroy a bat 'roost', even if the roost is only occasionally used. Where a bat 'roost' is present a licence may be necessary to carry out any works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089. If evidence of bats is found during works, work should stop immediately and Natural England must be contacted on 02080 261089 for advice on the best way to proceed.

INFORMATIVE: 3

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). The main nesting season lasts approximately from March to September inclusive, so work should ideally take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked by a suitably qualified ecologist for their presence immediately before work starts, especially if during the breeding season.

INFORMATIVE: 4

In view of the nearby records, care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services (01926 418060) or Natural England (02080 261089) are contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

INFORMATIVE: 5

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Such as bat and bird boxes which can be used by a variety of species, native species planting of hedges and wild flower meadows, and habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

AGENDA MANAGEMENT SHEET

Report Title:	Delegated Decisions – 30 th November 2017 to 3 rd January 2018
Name of Committee:	Planning Committee
Date:	31 st January 2018
Report Director:	Head of Growth and Investment
Portfolio:	
Ward Relevance:	All
Prior Consultation:	None
Contact Officer:	Dan McGahey 3774
Public or Private:	Public
Report subject to Call-In:	No
Report En-Bloc:	No
Forward Plan:	No
Corporate Priorities:	
Statutory / Policy Background:	Planning and Local Government Legislation
Summary:	The report lists the decisions taken by the Head of Growth and Investment 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 – 31st January 2018

Delegated Decisions – 30th November 2017 to 3rd January 2018

Report of the Head of Growth and Investment

Recommendation

The report be noted.

1.1 BACKGROUND

Decisions taken by the Head of Growth and Investment in exercise of powers delegated to him during the above period are set out in the Appendix attached.

Name of Meeting:
Planning Committee

Date of Meeting:
31st January 2018

Subject Matter:
Delegated Decisions – 30th November 2017 to 3rd January 2018

Originating Department:

List of Background Papers

Document No.	Date	Description of Document	Officer's Reference	File Reference
1.				

* 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:

Document No.	Relevant Paragraph of Schedule 12A
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* There are no background papers relating to this item.

(*Delete if not applicable)

DECISIONS TAKEN BY THE HEAD OF GROWTH AND INVESTMENT UNDER
DELEGATED POWERS FROM 30.11.2017 TO 03.01.2018

A. APPLICATIONS – DELEGATED

Applications Refused		
<i>R17/1356 Advertisement Refusal 30.11.2017</i>	The Car Finance Company World of Cars 352 London Road Stretton on Dunsmore Rugby CV23 9HX	Retention of illuminated fascia signs ,27 advertisement flags and 26 poster panel signs
<i>R17/1416 Refused 01.12.2017</i>	Land adj to 1 Station Cottages Station Road Broadwell Rugby CV23 8FZ	Erection of 4 no. dwellings on site of former railway goods yard (Land adj to 1 Station Cottages).
<i>R15/1548 Refused 06.12.2017</i>	Land to the East of Church Road Grandborough	Outline planning permission for a detached dwelling, with associated garages & store, with all matters reserved except for access and layout.
<i>R17/1868 Refused 22.12.2017</i>	50A Adkinson Avenue Rugby CV22 6RQ	Delete Condition 11 (minimum garden length of 10m) of Planning Permission R17/0494 - Erection of a 1.5 storey dwelling and demolition of existing garage on land to the rear of 50a Adkinson Ave.
<i>R17/1794 Refused 29.12.2017</i>	2 The Bank Pailton Road Harborough Magna CV23 0HQ	Proposed 2 new build dwellings
Applications Approved		
<i>R17/1880 Approved 30.11.2017</i>	44 Montague Road Bilton Rugby CV22 6LU	Installation of dormer windows to front and rear elevations of dwelling
<i>R17/1559</i>	Princethorpe Cemetery	Extension to existing cemetery into adjoining

<i>Approved</i> 30.11.2017	Leamington Road Princethorpe CV23 9PU	field including removal of damaged trees
<i>R17/1885</i> <i>Approved</i> 30.11.2017	5 Cedar Avenue Ryton on Dunsmore CV8 3QB	Erection of a two storey side extension and single storey rear extension
<i>R17/1474</i> <i>Approved</i> 04.12.2017	44 Longrood Road Bilton Rugby CV22 7RE	Erection of a single storey rear and side extension with alterations to the front porch, roof of the garage alongside loft conversion
<i>R17/1747</i> <i>Approved</i> 04.12.2017	Dunsmore Cottage The Green Dunchurch Rugby CV22 6NJ	Erection of a single storey rear and first floor side extension
<i>R17/1765</i> <i>Approved</i> 04.12.2017	232 Rugby Road Binley Woods CV3 2BD	Extending an existing single-storey rear extension
<i>R17/1826</i> <i>Approved</i> 05.12.2017	Shelford Lodge Farm Lutterworth Road Wolvey Hinckley LE10 3HN	Alterations to dwelling incorporating extensions, improvements to the garage (forming link to house) and replacement of conservatory with Orangery.
<i>R17/1692</i> <i>Approved</i> 08.12.2017	Land adjacent to North West of the junction of Newbold Road and Avon Mill Lane Rugby	Display of 1no.dual-sided sign mounted on 2no.steel poles.
<i>R17/1878</i> <i>Approved</i> 11.12.2017	117 Overslade Lane Rugby CV22 6EE	Erection of a two storey front extension, part two storey and part first floor side additions, installation of rear dormer windows and re-modelling of existing dwelling
<i>R17/1821</i> <i>Approved</i> 11.12.2017	248 Hillmorton Road Rugby CV22 5BQ	Erection of a two storey side and rear and single storey rear extension.
<i>R16/0605</i> <i>Approved</i> 11.12.2017	1 Southey Road Rugby CV22 6HF	Erection of a single storey wraparound side and rear extension.

<i>R17/1550 Approved 13.12.2017</i>	Land to the rear of 56 Leamington Road Ryton on Dunsmore CV8 3FN	Erection of a dwelling
<i>R17/1733 Approved 13.12.2017</i>	7 The Spinney Rugby CV23 9SH	Installation of new window to side elevation
<i>R17/1277 Approved 13.12.2017</i>	Hill House Farm Birdingbury Road Leamington Hastings CV23 8DZ	Erection of pole barn for plant and machinery
<i>R17/1928 Approved 14.12.2017</i>	286 Bilton Road Rugby CV22 7EJ	Erection of single storey rear extension and first floor side extension
<i>R17/1939 Approved 14.12.2017</i>	24 Charter Road Rugby CV22 5HX	Erection of part two storey and part single storey rear extension and alterations to existing dwelling and new dropped kerb arrangement and vehicle hardstanding
<i>R17/1691 Approved 14.12.2017</i>	69 Main Street Long Lawford Rugby CV23 9BB	Erection of a detached dwelling
<i>R17/1932 Approved 14.12.2017</i>	12 Everdon Close Rugby CV22 5JH	Erection of a one and half front and side extension
<i>R17/1704 Approved 14.12.2017</i>	Ground floor flat 122 Oxford Street Rugby CV21 3LZ	Change of Use of 2no. Flats (Class C3) into a House in Multiple Occupation (Class C4) containing 7 bedrooms.
<i>R17/1814 Approved 15.12.2017</i>	8 Bell Lane Monks Kirby CV23 0QY	Erection of a two-storey together with two single-storey rear extensions
<i>R17/1632 Approved 15.12.2017</i>	First Floor, Chestnut Hall 2 Southam Road Dunchurch Rugby CV22 6NL	Change of use of vacant retail unit (A1) to offices (B1)
<i>R17/1934</i>	12 Meadow Close	Erection of a single storey side extension

<i>Approved 15.12.2017</i>	Ansty CV7 9JB	
<i>R17/1981 Approved 19.12.2017</i>	37 Court Leet Binley Woods Binley Woods CV3 2JQ	Erection of a single storey front extension
<i>R17/1908 Approved 19.12.2017</i>	Yew Tree Hall Brookside Stretton on Dunsmore CV23 9LY	Erection of new garage
<i>R17/1978 Approved 20.12.2017</i>	28 Brand Road Rugby CV21 1AF	Erection of single storey rear extension
<i>R17/1873 Approved 20.12.2017</i>	4 Townsend Road Rugby CV21 3SB	Erection of two storey side and rear extension and front porch [amended plans]
<i>R17/1994 Approved 20.12.2017</i>	King Georges Field Pavilion School Street Long Lawford Rugby CV23 9AB	Demolition of existing pavilion and erection of a new replacement pavilion (variation of Condition 2 of Planning Permission R17/0016 to allow for amended plans).
<i>R17/1426 Approved 21.12.2017</i>	34 Main Street Wolston CV8 3HJ	Demolition of existing outbuilding and erection of a detached bungalow
<i>R17/1889 Approved 21.12.2017</i>	Nethercote Farm Nethercote House Road Nethercote Wolfhampcote CV23 8AS	Erection of proposed conservatory
<i>R17/1485 Approved 28.12.2017</i>	37 Rugby Road Long Lawford CV23 9DS	Erection of a part two storey and part single storey rear extension, raising of the roof height to include dormers to the front and rear elevations, a new porch and erection of a new workshop building to the rear
<i>R17/2007 Approved 28.12.2017</i>	Alexandra Arms 72-73 James Street Rugby CV21 2SL	Change of use of first floor two bedroom flat (use class C3) to four bedroom guest accommodation (use class C1).

R17/1827 Approved 28.12.2017	Royal Mail Rugby Delivery Office Mill Road Rugby CV21 1AA	Retrospective planning application for a Change of Use from Class B8 (Storage and Distribution) to Class B8 (Storage and Distribution) for the Mail Distribution Building and Class B2 (General Industrial) for the vehicle workshop/maintenance building.
R17/2006 Approved 28.12.2017	Units 15 and 16 Swan Centre Chapel Street Rugby CV21 3EB	Change of use from use class A1 (retail) to use class A3 (restaurants and cafes), subdivision of the building to form four units and associated external alterations including external staircase / fire escape
R17/1996 Approved 29.12.2017	16A Oval Road Rugby CV22 5LH	Erection of a two storey rear extension.
R17/1525 Approved 29.12.2017	2 Monarch Close Rugby CV21 1NX	Erection of a two storey side extension and an attached double garage.
R17/1883 Approved 29.12.2017	29 Ashlawn Road Hillmorton Rugby CV22 5ET	Retrospective for a single storey extension with the addition of two roof lanterns
R17/1279 Approved 29.12.2017	2 Warren Close Ryton on Dunsmore CV8 3JZ	Erection of a timber rear verandah, construction of decking, and erection of a detached outbuilding (retrospective).
R17/1818 Approved 29.12.2017	3 Newall Close Clifton upon Dunsmore Rugby CV23 0DF	Erection of a two-storey side and single-storey rear extension
Prior Approval applications		
R17/1854 Prior approval required and granted 18.12.2017	Davenport Farm Long Itchington Road Birdingbury Rugby CV23 8EQ	Prior Notification - Change of Use of Agricultural Buildings to 1 no. dwelling house
R17/1863 Prior approval required and granted 18.12.2017	Land off Flecknoe Road Broadwell Rugby	Prior Notification - Change of Use of Agricultural Building to 1 no. Dwelling house

<i>R17/1925 Prior approval required and granted 19.12.2017</i>	Gate Farm Main Street Bourton on Dunsmore Rugby CV23 9QX	Prior approval for the change of use of an agricultural building to 2 (no) residential dwelling houses (Part 3, Class Qa and Qb)
<i>R17/1831 Prior approval required and granted 21.12.2017</i>	Land and buildings at SP415758 (Priory Farm) Wolston	Prior notification – Conversion of existing agricultural buildings into 3 no. dwelling houses
Advertisement Consent		
<i>R17/1692 Advertisement Consent 08.12.2017</i>	Land adjacent to North West of the junction of Newbold Road and Avon Mill Lane Rugby	Display of 1no.dual-sided sign mounted on 2no.steel poles.
<i>R17/1974 Advertisement Consent 18.12.2017</i>	Unit C1 Elliot's Field Retail Park Leicester Road Rugby CV21 1SR	Display of 1no.non-illuminated fascia sign (retrospective).
Listed Building Consent		
<i>R17/1916 Listed Building Consent 21.12.2017</i>	Newnham Paddox Monks Kirby Rugby CV23 0RX	Listed Building Consent for proposed repair works to listed garden wall within the Newnham Paddox site
<i>R17/1768 Listed Building Consent 29.12.2017</i>	21 The Crescent Rugby CV23 0LG	Listed building consent for external and internal alterations, together with the demolition of an existing outbuilding.
Approval of Details/ Materials		
<i>R16/1322 Approval of details 30.11.2017</i>	Rugby School Collingwood Centre Oak Street Rugby CV22 5DZ	Erection of part two and a half and part single storey building to provide a new School Boarding House comprising 60 No. study bedrooms, atrium, common rooms, catering facilities and accommodation for the house masters and matron together with roof top terrace at first floor, lawn areas at ground floor associated landscaping and on-site car parking.

<i>R17/2051 Listed Building Approval of details 06.12.2017</i>	The Manor House Coventry Road Pailton Rugby	Discharge of Conditions 3 and 6 of Listed Building Consent R98/0424/17168/LB
<i>R16/0096 Approval of details 07.12.2017</i>	Land at Lower Hillmorton Road (Part of former college) Lower Hillmorton Road Rugby	A housing (use class C3) development consisting of 17 no. self-contained dwellings for adults with learning and/or physical disabilities and/or sensory impairment, and/or mental health issues, incorporating communal area, shared gardens, staff office, parking area and all associated works.
<i>R10/1286 Approval of details 08.12.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R10/1286 Approval of details 12.12.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R15/1892 Approval of details 12.12.2017</i>	Land at Coton House Lutterworth Road Churchover Rugby CV23 0AA	Substitution of two houses and erection of further 6 dwellings with associated garaging, works and formation of an acoustic bund.
<i>R17/1412 Approval of details 13.12.2017</i>	Calcutt Elms Farm Calcutt Lane Stockton CV23 8HY	Erection of Livestock Building.
<i>R16/1760 Approval of details 15.12.2017</i>	Punch Taverns Blacksmiths Arms 19 High Street Ryton on Dunsmore CV8 3EY	Erection of external flue and extraction system, together with the retention of a mechanical unit.
<i>R12/1353 Approval of details 15.12.2017</i>	Coton House Lutterworth Road Churchover Rugby CV23 0AA	A Hybrid Planning Application seeking Full Planning Permission for the demolition of redundant buildings, alterations to existing access on to A426, change of use and extension of Coton House to form 4 dwellings, construction of garaging to serve Coton House, change of use of stable buildings and extension to form 8 dwellings, change of use of

		the old dairy and extension to form 1 dwelling, conversion of buildings H, J & K to form 3 dwellings, engineering works to form a noise bund, below ground installation of private sewage treatment plant; and Outline Planning Permission for the provision of a new estate village comprising of the provision of 60 dwellings together with internal access, road layout, car parking, relocation of electricity sub-station, landscaping and open space and 2 bat barns (access and layout to be considered at this stage) (76 dwellings in total).
<i>R13/0783 Approval of details 15.12.2017</i>	The Old Dairy Coton House Lutterworth Road Churchover Rugby CV23 0AA	Listed Building Application for the alteration and extension of the Old Dairy to form a single dwelling house
<i>R14/2199 Approval of details 15.12.2017</i>	Coton House Lutterworth Road Churchover Rugby CV23 0AA	Change of use of Coton House to a single dwelling house, erection of associated garaging, gym and spa, re-instatement of former north drive, alterations to the access onto A426 with associated boundary treatments and provision of bat barns.
<i>R15/0876 Approval of details 15.12.2017</i>	Land adjacent existing cottages at Coton House Lutterworth Road Churchover Rugby CV23 0AA	The erection of a detached dwelling and double garage.
<i>R10/1286 Approval of details 19.12.2017</i>	Rugby Gateway Phase R2 Leicester Road Rugby	Erection of 230 dwellings with associated open space, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
<i>R15/1890 Approval of details 19.12.2017</i>	Land adjacent to and including Moat House Coton House Lutterworth Road Churchover Rugby CV23 0AA	Demolition of existing dwelling and erection of 6 dwellings (including substitution of 4 dwellings) with garaging and associated works.
<i>R17/1333 Approval of details 19.12.2017</i>	The Stables Green Lane Rugby CV23 0NU	Erection of a stable block

<i>R15/2329 Approval of details 19.12.2017</i>	Rugby Gateway Phase R4 Leicester Road Rugby	Erection of 132 dwellings with associated open space, playing pitches, infrastructure and ancillary works, provision of spine road; (Approval of Reserved Matters in relation to outline planning permission R10/1272.)
Approval of Non Material Changes		
<i>R16/2137 Approval of Non Material Changes 14.12.2017</i>	73 Gilbert Avenue New Bilton Rugby CV22 7BZ	Erection of a single storey side extension, single storey front extension, single storey rear extension and loft conversion.
<i>R17/1448 Approval of Non Material Changes 19.12.20017</i>	Police Training Centre Leamington Road Ryton on Dunsmore CV8 3EN	Refurbishment and renovation of existing reception and meeting rooms area. External alterations include roof replacement, installation of new canopy, provision of new entrance area, alterations to windows, doors and external materials.
<i>R17/1498 Approval of Non Material Changes 22.12.2017</i>	20 Barley Close Hillmorton Rugby CV21 4HA	Erection of a single storey side and rear extension (Part retrospective)
<i>R16/2072 Approval of Non Material Changes 02.01.2018</i>	20 Barley Close Hillmorton Rugby CV21 4HA	Erection of a first floor side extension and garage conversion
Withdrawn		
<i>R17/1992 Withdrawn 12.12.2017</i>	Nettle Hill Conference Centre Nettle Hill Brinklow Road Ansty Rugby CV7 9JL	Use of land for the siting of a marquee for a maximum of 40 days per year.