

24 October 2025

For the Attention of Becky Matravers
Planning Officer at Solihull MBC

Sent by Email only.

Dear Planning Department/Becky Matravers

**PL/2025/01715/DIS - DISCHARGE OF CONDITIONS 2 (MATERIALS) AND 4 (DESIGN OF PLOTS 14-20)
FOLLOWING PLANNING PERMISSION PL/2024/02987/PPRM DATED 19.08.2025. OAK FARM
HAMPTON LANE CATHERINE DE BARNES SOLIHULL B92 0JB**

Unfortunately, we consider the changes made by the applicant to meet conditions 2 and 4 of the planning approval of application PL2024/02987/PPRM are **not** sufficient as to allow us to recommend approval.

Whilst we do recognise that the homes have a little more architectural merit the visual impact on the local environment, which was the thrust of the refusal has not improved.

We are disappointed that there has been no communication with the applicant following the refusal, we believe this would have been beneficial. In our view the heights should be reduced, the red brick usage should be significantly reduced. From the documents provided it is virtually impossible to assess the true imposing visual impact of the dwellings in this canal side location. To reduce that impact the plots should be set back further away from the canal side, placing the gardens towards the canal with the homes facing the highway. As we can establish, the usage of red brick/tile remains, substantially contributing to the unacceptable visual aspect to the canal frontage.

We remain of the opinion that the application fails to meet policies:

- Policy P14 – Amenity
- Policy P15 – Securing Design
- Policy P16 – Conservation of Heritage Assets and Local Distinctiveness

As was identified by one member at the hearing of the initial application, we believe the proposed development is still in “*stark contrast to the whole character*” of the canal. It was pointed out during the planning committee discussion that between Warwick and Birmingham it was virtually impossible for users of the canal to see houses anywhere along that stretch of the canal, that certainly would not be the case should this application be approved in its current form.

Recommendations by the Canal and River Trust, the custodians of this significant heritage asset, have been ignored. We refer to the original street plan view. We feel the applicant needs to:

- a) Review the style of dwelling proposed for this block. We suggest that something in line with the 2 storeys *orpine style dwelling* which has a light colored rendered facing Figure 1(attached as a separate document) would be more appropriate and incorporating the comments b) and c) below.
- b) The property should be set back further from the retained hedge.

- c) Preferably reversed with the rear gardens backing on to the canal. This would be more practical, bearing in mind, where their parking areas are located. As currently designed, most residents will access their vehicles using the rear garden which seems undesirable.

We draw your attention to the street scene B-B included in application 02987 Figure 2 (separate document accompanying this response).

You will see, the last block on the right consists of 2 outer homes with pointed roofs and 1 home between them. That house is 2.5 storey as against the 2 outer dwellings which are 3 storeys. Scaling from the drawings provided, we estimate the differences in height to be no more than 600mm (2ft). It cannot be said that the 2.5 storey homes have less impact in this block than the 3 storey - the difference is indistinguishable.

The planning condition 4 in the approval decision letter of the 19 August 2025 states *"notwithstanding the approved drawing as set out in condition 1, the design of the houses at plot numbers 14-20 are not approved. A revised design for these plots, **being no more than 2.5 stories in height** shall be submitted to and approved in writing by the Local Planning Authority. The seven dwellings should then be implemented in accordance with approved details"*.

We suggest that based on the street scene information any block/dwelling of 2.5 storey dwellings will have a significant unacceptable imposing visual impact on this location, especially using the materials proposed i.e. red brick and tile

The street scene submitted as part of this latest application ref 2025/01715 indicates that there appears to be no change to the materials being used, and the Materials Plan submitted seems to confirm this. We have difficulty in accepting how condition 2 can be discharged if no changes have been made to the materials used.

We find it extremely disappointing that no virtual visual impressions have been provided in either the original application or this latest one attempt to demonstrate the impact these dwellings as currently proposed will have in this sensitive location. Street scenes are totally inadequate and do not adequately represent the potential visual impact.

We are aware that AI generated images have been made by members of the local community to try and show this impact and one these is included with this response as Figure 3. This also shows the existing hedge which we believe should be retained at the height shown in the picture.

Based on the above we feel we have no alternative but to request that the discharge conditions 2 and 4 of the decision notice dated 19 August 2025 be **REFUSED**.

Yours sincerely

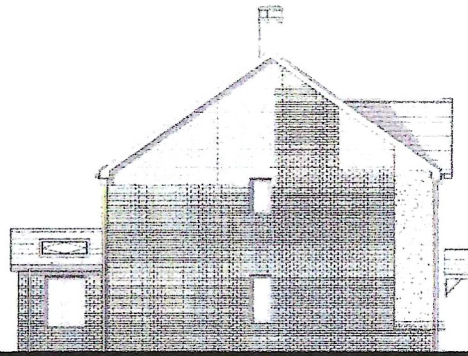


JULIE BARNES
Clerk & Responsible Financial Officer for
HAMPTON IN ARDEN PARISH COUNCIL

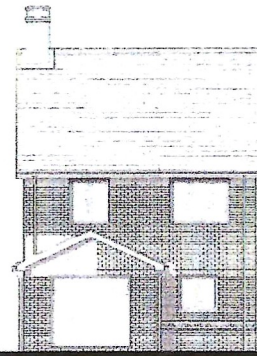
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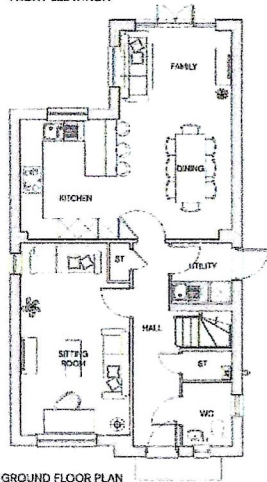
FRONT ELEVATION



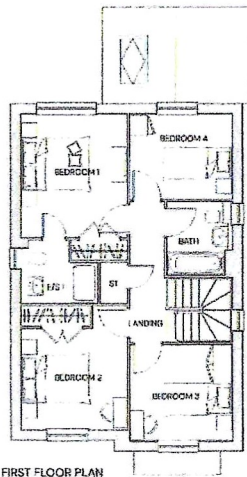
SIDE ELEVATION



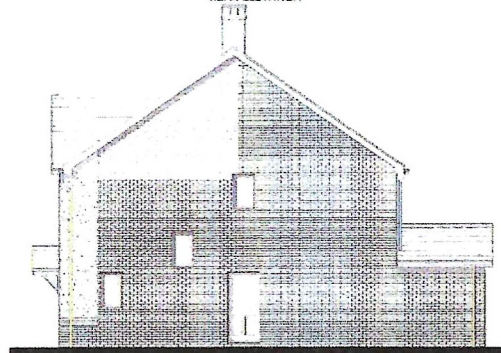
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Figure 1.

PLOTS
AS
HANDLED

OAK FARM, CATHERINE DE BARNES - ORPINE ELEVATIONS AND FLOORPLANS

PEGASUS
GROUP

1 PEGASUSGROUP.COM | TEAM:TRAVELER GUY | APPROVED BY: EPT | DATE: 15/07/2018 | SCALE: 1:1000 | DRAWING: PEG-ORPINE_01_000_01 | CLIENT: OAK HOMES LTD. (PENDING)



Current view along canal from the B4102 bridge



