

Planning Committee: 22 April 2020

Item Number: 1

Application No: [W 20 / 0150](#)

Town/Parish Council: Barford
Case Officer: Jonathan Gentry

Registration Date: 05/02/20
Expiry Date: 01/04/20

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83 Bremridge Close, Barford, Warwick, CV35 8DE

Erection of single storey side extension to house, single storey rear extension to garage and conversion of garage to habitable space. FOR Mr Stuart Jackson

This application is being presented to Committee due to the number of objections and an objection from the Parish Council having been received. The application is recommended for approval.

PLANNING HISTORY

W/17/0440 - Erection of 63 dwellings together with all ancillary works including, infrastructure, surface water attenuation measures and on-site open space provision.

THE SITE AND ITS LOCATION

83 Bremridge Close is a new build semi-detached property sited on the southwest side of the road. The property adjoins No.81 to the southeast and sits adjacent to No.85 to the north with the two properties sharing a detached double garage structure that intersects the boundary of each.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single storey side extension to the main house and a single storey rear extension to the garage and the conversion of the garage to a habitable space.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- [Neighbourhood Plan](#)
- Barford Neighbourhood Plan 2014-2029

SUMMARY OF REPRESENTATIONS

Barford Parish Council - Object on grounds of potential impact on wildlife corridor and proposed timber cladding to side extension.

WCC Ecological Services - Request images to determine necessity of pre-determinative bat survey.

Public Response - Six letters of objection have been received on the following grounds:

- Impact and disturbance to neighbouring wildlife corridor
- Potential harm to amenity through loss of light and outlook
- Inappropriate/unsafe facing materials and internal works
- Environmental impact of stove installation
- Potential harm to amenity through noise disturbance

ASSESSMENT

Impact on the amenity of neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of light or outlook.

No element of the scheme would result in a breach of the Council's adopted 45-degree line guidance from either of the neighbouring properties. In addition, no element of the scheme would introduce unacceptable levels of loss of privacy.

One objection comment received raised concern on grounds of potential loss of privacy and noise disturbance, which are material considerations under Policy BE3. It is considered that the proposed use of the converted garage structure constitutes leisure activity incidental to the main property. Resultantly, it is likely that a modest level of noise may be generated through typical use of the structure. However, it is not considered that this would amount to a level of noise or disturbance over and above that which could reasonably be expected within an urban area. It is not considered that the proposal would result in material harm to amenity. In any case, the granting of planning permission would not preclude any powers under Environmental Protection Legislation relating to any potential noise disturbance.

The proposal is considered to be in accordance with Local Plan Policy BE3.

Design and impact on the street scene

Local Plan Policy BE1 states that development will be permitted where it harmonises with and improves the character of the surrounding area. The adopted Residential Design Guide SPD also sets out design principles which development proposals will be expected to comply with.

Barford Neighbourhood Plan Policy B7 states that development proposals should enhance and reinforce local distinctiveness, adopting appropriate scale, mass and built form. It also states that building alterations or extensions should be sensitive to local context, in terms of materials, design, colour scheme, scale and structure. Innovative design should only be used where circumstances and context make this appropriate.

The proposed side extension is limited to single storey, infilling the area between the main property and the existing detached garage which is to be converted under this scheme. While the overall width of the extension would exceed the 2/3 width guideline set out within the Residential Design Guide SPD, the uniquely disguised appearance of the structure, alongside its position within an angled plot are considered to justify an exception to the guide in this instance.

Barford Parish Council have objected to the scheme on grounds of the appearance of the proposed structure. While this is noted, it is considered that the visual impact of the extension on the street scene would be limited. The extension would take the place of an existing boundary fence section to the frontage of the site, adopting timber cladding as the facing material, aligning its appearance with boundary fencing present throughout the development. In general, the design is viewed to suitably accord with the surrounding built form in terms of scale mass and bulk, forming a suitably subservient addition to the existing property. The garage as converted would retain much of its existing external appearance, notwithstanding the addition of two roof lights to its forward roof slope. A small addition to the rear of the garage would not be visible from the street scene and is not considered to result in a notable visual impact.

The proposal is therefore considered to comply with Barford Neighbourhood Plan Policy B7 and Warwick District Local Plan Policy BE1.

Parking

No change to the on-site parking requirement would be generated through the proposal. While the existing garage area would be lost through conversion works, the retained driveway area to the frontage of the site sufficiently accommodates the required provision of two spaces.

The proposal is therefore considered to be in accordance with Local Plan Policy TR3 and the Parking Standards SPD.

Ecology

The Ecologist at Warwickshire County Council requested the submission of supplementary images of the buildings affected, to aid assessment as to whether a pre-determinative bat survey is required, prior to the commencement of works. However, as a new build development, the only impacted structure (the detached garage) is of pristine condition, and it is resultantly viewed that the likelihood of any bat presence is extremely limited. It is also noted that the roof will not be impacted by the proposed development. On this basis, it is considered that an advisory bat note will be sufficient.

A number of the objection comments have been received which make reference to the landscaping works approved under planning permission ref: W/17/0440 for the residential development, including works to a wildlife corridor to the rear of the application site. Concerns have been raised regarding potential disturbance of wildlife and disruption to tree planting within this currently incomplete corridor, as a result of this scheme. However, no part of the proposal will result in disturbance or damage to the neighbouring wildlife corridor above that which normal levels of residential activity. It is also noted that the consultee Ecologist has raised no concerns in this regard.

The proposal is therefore considered to be in accordance with Local Plan Policy NE2.

Other matters

One neighbour objection received noted a number of separate concerns, including the safety of the proposed facing materials and a potential rainwater drainage issue. While the former does not form a material planning consideration (a building control matter), there is nothing to suggest that the proposed layout would result in drainage issues. In addition, the inclusion of a wood burning stove within the proposed extension does not form a material planning consideration for a minor development proposal of this scale. Any associated disturbance would be subject to powers under separate Environmental Protection Legislation.

CONCLUSION

It is considered that the proposed development suitably aligns with the relevant guidance and policy considerations. On the basis of the this, the proposal is recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing '19.1230.J-200' submitted on the 15th January 2020, and specification contained therein. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
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