

Extended Delegated Decisions Meeting: 30 April 2020
Application No: [W 20 / 0240](#)

Town/Parish Council: Leamington Spa
Case Officer: George Whitehouse
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Registration Date: 28/02/20
Expiry Date: 24/04/20

198 Valley Road, Lillington, Leamington Spa, CV32 7SY

Erection of side extension with dormer windows in roof and new porch. FOR Mr. Stuart Robbins

This application is being presented to the Head of Development Services due to an objection from the Parish/Town Council having been received and there being 5 or more public objections.

RECOMMENDATION

The Head of Development Services in consultation with the Chair of Planning Committee is recommended to grant planning permission subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

Erection of a side extension with dormer to match the original roof.

THE SITE AND ITS LOCATION

198 Valley Road is a detached dwelling with dormer windows built into the roof. The property sits on the corner of Valley Road and Aintree Drive but is set well off the corner which is screened with mature fir trees. It is considered that the land between the rear garden boundary wall and the fir trees is part of the applicants front, side garden.

PLANNING HISTORY

None

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

Neighbourhood Plan

- Royal Leamington Spa Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: The Town Council raises an objection to this application on the following grounds:

1. Insufficient off-road parking is provided for a 6 bed property. There should be a minimum of 3 spaces provided.
2. This lack of designated parking provision will exacerbate existing on-road parking near to a junction, contrary to Local Plan policy BE3.
3. Highway safety is potentially compromised by visibility issues for drivers at this junction, meaning vehicles have to pull further out into the road to turn left or right
4. The development is contrary to the WDC Residential Design Guide in that the side extension would substantially reduce the openness of this corner plot.

Warwickshire County Council Ecology: Recommended notes relating to protected species.

Public: 5 Public objections based on overlooking, traffic generation, loss of green space and parking.

ASSESSMENT

Impact on the amenity of neighbouring occupiers

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. The Council's Residential Design Guide provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property. Compliance with this would generally indicate no material harm in terms of loss of light or outlook.

The proposals comply with the 45-Degree Guideline and the Distance Separation Guidelines. There have been objections received from neighbours regarding overlooking but it is not considered that the extension could overlook the additional private amenity areas of any neighbour that the existing dwelling already overlooks. **In addition to this the room at the rear of the extension is a bathroom and the window in question will likely be obscure glazed and therefore**

it is not considered that the extension will result in any more overlooking than the current layout.

Therefore it has been concluded that the proposals would have an acceptable impact on the living conditions of neighbouring dwellings, in accordance with Local Plan Policy BE3.

Impact on highway safety and parking

The town council and members of the public have objected on highway safety and parking grounds.

Giving weight to the distance from the proposed extension to the highway, the abnormally wide footpath and the fact that mature fir trees already block views around the corner it is not considered that the extension will have any additional impact on highway safety especially since this will be screened by the mature trees. Even if the trees were removed in the future, since the proposed extension is set back from the original dwelling and does not come forward of the building line of Aintree drive, the extension would not result in reduced visibility around this corner.

The number of bedrooms increases from 4 to 5 as part of the proposal. Under the adopted parking standards there is no additional parking spaces required to be provided on site over and above the existing as there is no additional impact of extra bedrooms for a dwelling above 4 according to this adopted guidance. The proposals therefore meet the parking standards as there is no change to parking pressures as a result of this development. Notwithstanding this the applicants have demonstrated that 3 cars can be accommodated to fit on site.

It is considered the proposals comply with local plan policies TR1, TR3 and the councils adopted parking standards.

Design

Neighbourhood Plan policy RLS2 details that planning proposals for new housing development will be required to achieve good design. They should function well for all by being Lifetime Homes and make a positive contribution to the quality of the built environment in Royal Leamington Spa.

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The proposed extensions comply with the councils adopted residential design guide and do not negatively impact the street scene. They are set down, set back and do not come forward of the general building line of Aintree Drive. The proposals also improve the character and quality of the dwelling reaffirming the likelihood that it remains as a lifetime home. In addition to this giving regard to the existing site characteristics it is considered that the character of the corner

plot remains no less open than existing and the council therefore disagrees that the 'openness' of this corner plot is effected by the proposals drawing particular weight to the fact the corner is already almost closed off by the mature trees which border this part of the site.

It is considered Neighbourhood Plan Policy RLS2, Local Plan Policy BE1 and the Councils adopted residential design guide is complied with.

Summary

It is considered that the proposals comply with Neighbourhood Plan Policy RLS2, Local Plan Policies BE1, BE3, TR1, TR3, and the councils adopted residential design guide and parking standards guidance. It is therefore recommended that planning permission is granted subject to conditions

Other matters

The single storey rear extension shown on the plans complies with the limitations of permitted development and therefore this element has not been considered under this planning application

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 3922 - 02D, and specification contained therein, submitted on 24/04/2020. **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.
 - 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.
 - 4 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be available for such use at all times. **REASON:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
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