

**Extended Delegated Decisions Meeting:** 30 April 2020

**Application No:** [W 20 / 0254](#)

**Town/Parish Council:** Barford

**Case Officer:** Jonathan Gentry

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**Registration Date:** 13/02/20

**Expiry Date:** 09/04/20

**2 Avon Close, Barford, Warwick, CV35 8BX**

Erection of first floor side and rear extensions over existing ground floor extensions and external alterations including installation of new windows and cream render FOR Mr & Mrs Cook

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This application is being presented to the Head of Development Services and the Chair of Planning Committee due to an objection from the Parish Council having been received. The applications is recommended for approval.

**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 at the end of this report.

**PLANNING HISTORY**

There is no relevant planning history relating to this site.

**THE SITE AND ITS LOCATION**

The application site relates to a large detached property positioned on the north-west side of Avon Close. No.1 is sited to the south-west and No.3 is sited to the north-east of the application property. Avon Close is characterised by large detached dwellings of varying design and appearance with many benefiting from relatively long plots. The application site lies within the Barford Conservation Area.

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the erection of a first floor side extension over the existing garage and kitchen extension, and a first floor rear extension over the existing ground floor kitchen and sunroom. Internal reconfiguration and external modifications including the installation of new windows and render are also proposed.

**RELEVANT POLICIES**

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity
- HE1 - Protection of Statutory Heritage Assets

- 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** - Members object to the application on grounds of harm to the character and appearance of the Conservation Area.

**WCC Ecological Services** - Recommend pre-determinative bat survey is carried out prior to determination.

**Public Response** - One neighbour objection received citing concerns over the appropriateness of the proposed additions on the existing dwelling.

## **ASSESSMENT**

### Impact on the amenity of neighbouring uses

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 harm to neighbouring amenity by reason of loss of light or outlook.

No element of the proposed scheme would result in a breach of the Council's adopted 45-degree guideline taken from the neighbouring properties at Nos. 1 and 3. Officers consider that while a fairly considerable in scale, no element of the proposed extensions would result in material harm to the amenity of neighbouring dwellings by reason of loss of light or outlook. Similarly, it is considered that the scheme would not result in the creation of an overbearing or over-dominant structure. The rear protruding gable of the first floor rear extension originally proposed side facing glazing at both ground and first floor level, which was considered to result in loss of privacy. Following feedback, the side facing glazing at first floor level was amended to obscure glazing to address this concern. As a result, it is considered that the scheme as amended will not result in material harm to neighbouring amenity through a loss of privacy or overlooking.

No other properties are considered to be materially impacted as a result of the works, and it is therefore considered that the proposals are in accordance with Local Plan Policy BE3.

## Design and impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 195 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

**Barford Neighbourhood Plan Policy B6** states that all new development within the Conservation Area will be expected to preserve and wherever possible enhance the positive attributes of the heritage asset. Development will not be permitted where it has a detrimental impact on the character of the Conservation Area.

It is noted that Barford Parish Council have objected to the proposal, raising concerns that the proposal does not comply with the Barford Neighbourhood Plan. It is suggested that the development would have an adverse impact on the character and appearance of the Conservation Area. Concerns include the proposed use of render, the scale of the additions to the rear, and the lack of set down from the original roof on the proposed side extension. Reference is also made to the Barford Village Design Statement. Page 13 of this document provides details relating to extensions to dwellings and states: "*Roads lying between High Street and the River Avon are cul de sacs. Each has its own particular character which should not be compromised by inappropriate extensions*".

While sited within the Barford Conservation Area, it is considered that the application property and those surrounding it within Avon Close are **of no notable historic or architectural significance**. While of broadly comparable appearance and scale, **each property varies quite considerably in terms of design**, with no strong uniform character definition in the Close.

As originally submitted, the first floor side extension, while set back from the gable frontage of the property, was not considered to form a wholly subservient addition to the original property. Following the provision of Officer feedback, **the ridge height of the first floor side extension has been set down in order to ensure that the is subservient and clearly read as an extension in accordance with the Residential Design Guide SPD**. As amended, the design of the first floor side extension is considered to be acceptable.

The most significant element of the proposal is directed to the rear of the property, comprising a first floor extension above the existing single storey extension. This extension would create a large glazed gable feature, that extends approximately 2.3 metres rearward beyond the current ground floor area, and 5.5 metres beyond the existing first floor. While this will clearly be a significant addition that will remodel the appearance of the rear of the property, this addition will be entirely hidden from the street scene. Officers consider that while significant, the rear extension does not form an inappropriate addition to the original property, which as noted, is not of any particular historic or architectural character. In the context of Avon Close, the works are considered comparable to those undertaken at other properties in the vicinity, and are not considered to result in any detriment to the visual appearance or character of the wider Conservation Area. One neighbour comment has been received which raises concern regarding the visual impact of the extensions and their alignment with the existing dwelling, offering some design suggestions. However, Officers do not consider implementation of these suggestions are necessary in achieving a form of development considered acceptable in this instance.

Considering the presence of render on other properties within Avon Close, its application to this dwelling is also considered acceptable.

In summary of the above, the scheme as amended is considered to result in no material harm to the Conservation Area, preserving its character and significance. The proposal is therefore considered to accord with Policy B6 of the Barford Neighbourhood Plan, and Policies BE1 and HE1 of the Warwick District Local Plan.

### Parking

The number of bedrooms within the property would not change as a result of the works, and available driveway parking to the frontage of site would not be impacted. As a result, the development is considered to be in accordance with Local Plan Policy TR3.

### Ecology

The Ecologist at Warwickshire County Council has recommended that a pre-determinative bat survey is carried out. When out on site the condition of the dwelling's roof was reviewed and was found to be in excellent condition, with no clear gaps or potential access points for bats observed. On this basis, it is considered that it would not be reasonable to require a bat survey. As bats are a protected species under separate legislation and a duty of care is required by the applicants to ensure protected species are not harmed by the proposed works, an explanatory note in relation to the applicant's responsibility with regard to protection of the noted species is considered a proportionate action in this case. The proposal is therefore considered to be in accordance with Local Plan Policy NE2.

## **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 submitted on the 13th February 2020, approved drawings '200-001-B' and '200-002-B' submitted on the 21st April 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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