

Planning Committee: 09 November 2022

Item Number: 6

Application No: [W 21 / 1790](#)

Town/Parish Council: Barford

Case Officer:

George Whitehouse

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Registration Date: 15/11/21

Expiry Date: 10/01/22

Green Acres, 34 Bridge Street, Barford, Warwick, CV35 8EH

Proposed first floor loft conversion, associated roof replacement including the installation of roof dormers. Proposed erection of two storey rear extension. Proposed erection of single storey rear extension to existing garage to include erection of greenhouse to the side elevation. Proposed erection of detached garage to frontage. FOR Mr & Mrs Locker

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

It is recommended that planning committee Grant the application.

DETAILS OF THE DEVELOPMENT

Proposed first floor loft conversion, associated roof replacement including the installation of 3 rear and 1 front roof dormers. Proposed erection of rear extension. Proposed erection of single storey rear extension to existing garage to include erection of greenhouse to the side elevation. Proposed erection of detached garage to frontage.

THE SITE AND ITS LOCATION

The application property is a detached bungalow which lies on the entrance to Barford Village, to the South East of Barford Bridge and is located to the East of Bridge Street. The dwelling is within the Barford Conservation area and the site is within 20m of a main river but is not within flood zones 2 or 3. The existing building is of no architectural or historic value and is comprised of white render and is set back from the general street scene within its own large plot.

PLANNING HISTORY

None relevant to the current application.

RELEVANT POLICIES

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity

- HE1 - Protection of Statutory Heritage Assets
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Barford Neighbourhood Plan 2014-2029
- B6 - Heritage Assets
- B7 - General Design Principles
- B8 - Biodiversity and Design Principles

SUMMARY OF REPRESENTATIONS

Barford Parish Council: Objection citing: Adverse effect on the residential amenity of neighbours created by overlooking, loss of privacy and impact on light and outlook. Visual impact of the development and its effect of the development on the character of the neighbourhood and the character and appearance of the Conservation Area.

Conservation Officer: No objection to amended plans

WCC Ecology: Recommended a scheme for Bat and Bird Boxes on site and notes relating to protected species.

Public Response: One objection citing loss of amenity specifically loss of light and issue with existing boundary trees (non-planning issue).

ASSESSMENT

Impact on the heritage asset

Considerable importance and weight should be given to the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, when making decisions that affect listed buildings and conservation areas respectively. These duties affect the weight to be given to the factors involved.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, "In the exercise, with respect to any buildings or other land in a conservation area [of any planning functions]...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Paragraph 199 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.

Policy HE1 of the Warwick District Local Plan 2011-2029 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 that harm or loss.

Neighbourhood Plan Policy B6 includes similar provisions.

The initially submitted plans were objected to by this office and the conservation officer. They represented an unacceptable scale and massing with materials not considered appropriate for the conservation area.

The proposals have been amended and the conservation officer no longer raises any objection. The bulk of the ridge was stepped down from the front gable and the number of front dormers have been reduced to 1 modest pitched roof dormer.

The proposed amended raising of the ridge is considered acceptable in this case. It will not result in a dwelling that is substantially or unacceptably taller than the other dwellings in the immediate streetscene. Weight must also be given to the fact that this dwelling is set back from the road the raising of the ridge will not result in a dwelling that appears significantly out of character, especially due to the variety already present in this part of the street scene. The proposed render matches the existing dwelling and there is render in the immediate street scene. Even with the raising of the roof the dwelling will be limited in height which will assist with mitigating the overall impact of the enlargements.

The proposed detached garage and log store is of a primarily timber construction, set not forward of the general Bridge Street building line and set below the road level which will minimise its visual impact on the conservation area.

The pool building in the rear garden is also considered acceptable. Views of this will be limited. It is proposed in good quality materials and is of a form and scale that is in keeping with the locality. It is noted that a similarly sized building to enclose a swimming pool could be erected directly behind the dwelling (not beyond the side elevation of the original dwelling) without the need for planning permission.

For the above reasons it has been concluded that the proposals would preserve the character and appearance of the conservation area.

Amenity

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 neighbour closest to the extensions would be No. 8 Carter Drive. The swimming pool extension would breach the 45 degree line from the nearest window in the rear of that property. However, the breach would occur at a distance greater than 8m from the window. As a result, there is no conflict with the 45 Degree Guideline.

The extensions and associated wall would extend some distance alongside the rear garden of No. 8. However, the structures would be set in from the boundary, and the swimming pool building would have a pitched roof sloping down towards the boundary. It is also noted that the closest window in No. 8 is

one of two windows serving that room; the other being in the front elevation and unaffected by the proposed extensions. Therefore it has been concluded that the proposals would not cause unacceptable loss of light or loss of outlook for No. 8.

In terms of privacy, the windows in the elevation adjacent to No. 8 are at ground floor level and serve a shower room and utility. Therefore they would not cause unacceptable overlooking. The rear dormer windows are 12m from the boundary and 22m from the windows in the side elevation of No. 8 and consequently would not cause unacceptable overlooking.

The proposed extensions and garage are far enough away from other neighbours to ensure that they do not cause unacceptable loss of light, outlook or privacy.

It is considered that local plan policy BE3 is complied with.

Ecology

Following an initial objection from the County Ecologist the applicants submitted an initial bat survey and a Bat Assessment Roost Characterisation Survey produced by Ecolocation Dated August 2022.

The submitted survey finds that following the previous inspection survey a single activity survey was required to record if bats were using the limited access point identified during the preliminary roost assessment carried out by Wharton.

The activity survey was carried out to a suitable standard and the County Ecologist has confidence in the findings. Multiple species of bat were recorded using the site for foraging but no bats were recorded entering the building or using the building for roosting.

The survey concludes that while no further survey work is required, works should proceed with the expectation that bats may still be found. The report recommends consideration must be made for any proposed lighting to consider the foraging bats recorded, and that this is an opportunity to incorporate roosting features for bats and nesting features for birds on the site.

While no nesting birds were recorded a note for nesting birds is recommended in case there is any risk during site clearance.

In line with the NPPF, the recommendations of the report and to improve opportunities for protected species recorded in the area, a condition is recommended to secure bat and bird boxes. This will also satisfy the requirement for development to have a net biodiversity increase.

It is considered the development complies with local plan policy NE2 and neighbourhood plan policy B8.

Summary

The proposals do not result in unacceptable impact on the streetscene, amenity of neighbouring occupiers nor do they unacceptably impact protected species. The amended proposals therefore comply with Local Plan Policies HE1, BE3 and NE2

and Neighbourhood Plan Policies B6 and B8. It is recommended planning permission is granted subject to conditions.

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 drawings 4115-02S and 4115-03K, and specification contained therein, submitted on 21/10/2022. **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 No part of the development hereby permitted shall be commenced until a scheme for the provision of 1 bat box and 2 bird boxes to be erected on buildings within the site, has been submitted to and approved in writing by the District Planning Authority. The scheme shall include details of box type, location and timing of works. No part of the development shall be occupied until the boxes shall be installed in strict accordance with the approved details. The boxes shall be retained and maintained in perpetuity. **Reason:** To ensure net gains in biodiversity and mitigation for protected species, and in accordance with the requirements of the NPPF and ODPM Circular 06/2005.
 - 4 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
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