

Planning Committee: 27 March 2018

Item Number: 7

Application No: W 17 / 2331

Town/Parish Council: Bishops Tachbrook
Case Officer: Emma Booker

Registration Date: 07/02/18

Expiry Date: 04/04/18

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1 Laertes Grove, Warwick Gates, Warwick, CV34 6EL

Erection of a two storey side extension, front porch and a ground floor front bay window FOR Mr V Fu

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed at the end of the report.

PLANNING HISTORY

- In 2001 planning permission was granted for "Retention of a rear conservatory and garden store, Plot 30. (Retrospective Application)" (Ref. W/00/1415).
- In 2007 planning permission was refused for "Erection of two storey rear extension" (Ref. W/06/1864). The reason for refusal was as follows:

"The application relates to a 2 storey detached dwelling situated on Laertes Grove. The surrounding area is characterised by detached dwellings of a similar age and design. The application property has been extended previously, with a large full-width conservatory added to the rear of the house, and a garden room added to the rear of the garage.

The application proposes a full-width first floor rear extension above the existing conservatory, and this would also require three new ground and first floor windows to be inserted into the sides of the existing house. In the opinion of the District Planning Authority, the proposal would be injurious to neighbours' amenity due to the bulk and mass of the proposed extension, resulting in an unneighbourly addition which would result in an unacceptable overdevelopment of this site."

- In 2009 planning permission was granted for "Erection of new pitched tiled roofs to existing conservatory and store and new rear wall to conservatory" (Ref. W/09/0947).

KEY ISSUES

The Site and its Location

The application relates to a two storey detached dwelling situated in Laertes Grove on the Warwick Gates estate. The surrounding area is characterised by detached dwellings of a similar age and design.

The application property has been extended previously, with a large full-width pitched roof rear extension and a flat-roofed garden room added to the rear of the garage positioned along the side boundary of the garden.

Details of the Development

The application proposes the erection of a two storey side extension, front porch extension and front bay window at ground floor.

As originally submitted, the proposal included an increase in the height of the garage and the sun room. In response to neighbour objections and advice from the LPA, the design of the proposal as originally submitted, has been amended to remove these elements.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Bishop's Tachbrook Parish Council - Object on grounds of insufficient parking and an overdevelopment of the site.

WCC Ecological Services - Recommend notes relating to bats and nesting birds.

Public Response - 2 objections have been received on grounds of loss of light to neighbouring gardens, loss of privacy, unneighbourly development and overdevelopment of the site.

Assessment

The main issues relevant to the consideration of this application are:

- Impact on the living conditions of neighbouring dwellings
- Design
- Parking

Neighbour Amenity

Policy BE3 of the Local Plan requires development to have an acceptable impact on the amenity of neighbouring properties.

No. 3 Laertes Grove is set further forward than the application property and the side extension would finish more or less flush with the rear elevation of this neighbour. As such, the proposed side extension and front bay window extension would not infringe the 45 degree line and it is therefore considered that the proposal would not result in material harm to the living conditions of the occupiers of the neighbouring property by reason of loss of light and outlook.

The proposal would therefore accord with Policy BE3 of the Local Plan.

Design of the proposed extension

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design.

The proposed two storey side extension has been designed to be subservient to the main dwelling as it is set down from the roof ridge of the main dwellinghouse in accordance with the Residential Design Guide SPG. The materials used in the construction of the proposal are to match existing enabling the extension to blend into the form of the original dwellinghouse.

Warwick Gates is characterised by properties with narrow gaps between them. There are examples of properties in the vicinity of the application site which have a 1m gap between them and the adjacent properties. It is therefore considered that the proposed two storey side extension would not be at odds with the established character of the area.

It is therefore considered that the development will accord with Policy BE1.

Parking

Policy TR3 states that development will only be permitted that makes provision for parking and does not result in on-street car parking detrimental to highway safety. The Supplementary Planning Document (SPD) *Vehicle Parking Standards* sets out Warwick District Council's detailed parking standards for developments.

The existing property requires 2 parking spaces. As there is to be no increase in the number of bedrooms as part of this proposal, the parking requirement remains the same. The application property has a sizable driveway with ample space for two cars and therefore the proposal will not compromise parking provision for the property and the proposal accords with Policy TR3.

CONCLUSION

Summary/Conclusion

The proposal is considered to meet the requirements of Local Plan Policies BE1, BE3 and TR3 and is therefore 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(s) 3544-02M, and specification contained therein, submitted on 28th February 2018. **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.
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