

Planning Committee: 16 September 2014

Item Number: 15

Application No: W 14 / 1166

Town/Parish Council: Warwick

Registration Date: 04/08/14

Case Officer:

Liz Galloway

Expiry Date: 29/09/14

01926 456528 Liz.galloway@warwickdc.gov.uk

11 Wise Grove, Woodloes Park, Warwick, CV34 5JW

Erection of a first floor front extension and a two storey side and rear extension.
FOR Mrs G Chatha

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a first floor front extension and a two storey side and rear extension.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with integral garage and side car port, located to the north of Wise Grove.

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES

National Planning Policy Framework

Warwick District Local Plan 1996 - 2011

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

Warwick District Local Plan 2011-2029 - Publication Draft April 2014

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection

Public Response: 5 letters of objection have been received on the following grounds: Loss of light, unneighbourly, loss of privacy, traffic generation, inadequate parking, dominant, scale, bulk and massing, impact on the street scene and setting of a precedent. A petition against the proposal signed by 5 people on grounds of the development being dominant, overbearing and having inadequate parking has also been received.

WCC Ecology: Recommend bat and bird notes.

ASSESSMENT

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

- Design
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues
- Health and Wellbeing

Design

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the

opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. Emerging Local Plan Policy BE1 reiterates that development will be permitted which positively contributes to the character and quality of its environment through good layout and design. The current and emerging Local Plans call for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide SPG sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed extension will be situated on the front/side and rear of the property and will be visible within the street scene, however, it is considered that the front extension will be similar to Number 12 (the adjacent house) and therefore, this element of the development would be acceptable. The rear extension will not be readily visible within the public realm but will be subordinate to the existing property being set down from the dominant roof level thus creating a subservient form of extension, which respects the character of the existing dwelling and will meet the Council's adopted Residential Design Guide SPG and will comply with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Warwick District Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. Local Plan Policy DP2 and emerging Local Plan Policy BE3 highlight that there is a requirement for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, noise disturbance, light pollution or create visual intrusion. The Residential Design Guide provides a framework for Local Plan Policy DP2 and emerging Local Plan Policy BE3, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Number 12 lies adjacent to the eastern boundary of the application site and has a 1.8m deep single storey rear kitchen extension which contains one ground floor side facing obscure glazed window and a set of rear patio doors which also allow light into this room. It is considered that in relation to windows belonging to habitable rooms at 12 Wise Grove, the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Number 10 lies adjacent the western boundary of the application site and has a one rear lounge window and two full height clear glazed doors leading into a rear glazed conservatory. It is considered that the proposal would not breach the

Council's 45 degree guideline and would therefore accord with Warwick District Council Local Plan Policy DP2.

Renewable Energy

Due to the scale of the proposed extensions, it is considered that there would be a requirement for the provision of renewables in accordance with Policy DP13 and the associated SPD. No details have been submitted and therefore this will need to be secured by condition.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

WCC Ecology have commented on this application site, however, they consider that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

Health and Wellbeing

N/A.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed front/side and rear extensions are acceptable in terms of their character and appearance within the street scene and do not significantly impact on the amenities of surrounding neighbours.

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 amended drawings 2037/2/A, 2037/3/A, and specification contained therein, submitted on 1st September, 2014. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 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 DP1 of the Warwick District Local Plan 1996-2011.
- 5 Prior to the occupation of the development hereby permitted, the first floor windows in the west and east elevations shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **REASON:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.
-







