

Planning Committee: 24 September 2013

Item Number: 14

Application No: W 13 / 1025

Town/Parish Council: Bishops Tachbrook
Case Officer: David Edmonds

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Registration Date: 01/08/13

Expiry Date: 26/09/13

6 Launce Grove, Warwick Gates, Warwick, CV34 6EH
Erection of two storey side extension FOR Mr & Mrs M Ratley

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

RECOMMENDATION

GRANT, subject to conditions.

DETAILS OF THE DEVELOPMENT

It is proposed to construct a two storey extension which when viewed from the road would appear as a deeply recessed two storey side wing. The ridge line would be lower than that of the main house and part of the wing would extend behind the rear garden elevation. The proposed design allows for a 0.9 metre gap at first floor level between the proposed first storey which would be splayed to run parallel with the gable end of no. 8. The ground floor would be set back 9.6 metres from the footway edge which would accommodate two 'tandem' parking spaces of the standard length of 4.8 metres. The first floor would be partly built over one of the parking spaces and would be supported by a pier broadly adjacent to the gable end of no. 8

THE SITE AND ITS LOCATION

Launce Grove is a short cul-sac to the south of the eastern end of Othello Avenue within the 'Warwick Gates' housing development. It is fronted by relatively closely spaced detached dwellings of various sizes and house types providing a strong sense of enclosure with relatively small gaps allowing limited views through to the back gardens.

The application property is currently a 3 bedroomed, two storey detached house with the side gable end facing the street and the 'front' elevation with central front door/ open porch facing the side driveway and also facing the side gable end of no. 8 Launce Grove. The current driveway provides parking for two cars and pedestrian access to the front door.

PLANNING HISTORY

The original application for the development had a condition which removed permitted development rights in respect of the application property.

In April 2013, a previous application for a two storey side extension wing was withdrawn to avoid it being refused on the grounds of insufficient parking and highway dangers, (reference W13/0333). There were objections from both the Parish Council and the highway authority. The previous design involved a two storey side wing set back from the front elevation which would have left a 9.6 metre long side drive. It was judged that this drive with an additional chipping area on the highway verge would not be able to accommodate the off road parking requirement for 2 vehicles

RELEVANT POLICIES

- Vehicle Parking Standards (Supplementary Planning Document)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Bishops Tachbrook Parish Council: Object - "The site is being over-developed and is unsuitable for a 5 bedroomed house. Whilst there are just about 2 off road parking spaces we believe they would not be used and current parking problems would be exacerbated. This would result in issues for neighbours and vehicles requiring access to the properties".

Warwickshire County Ecology: Recommend bat, amphibian and nesting bird notes.

Warwickshire County Highway Authority: Their comments on the previous planning application W13/0333 were one of objection. This was on the grounds that the proposed two storey side extension built over part of the drive to create a 5 bedroomed house would reduce the capacity for off-street parking from 2 to 1 which would result in parking within the turning head of the cul-de-sac which could result in drivers having to reverse vehicles. Vehicles having to reverse unnecessarily would create a hazard within the limits of the public highway. Alternative parking provision proposed by creating a gravel drive in the grass verge/ service strip would obstruct access to underground services. The comments on the current application are awaited.

ASSESSMENT

The main issues in the consideration of this application are:

- Whether the proposed development represents good design which does not unacceptably harm the character and appearance of the area

- Whether the resultant development would meet the Council's parking standards and the impact on highway safety
- Effect on living conditions
- Whether the proposed development adequately considers the range of options to support renewable energy

Issue 1: Design, character and appearance:

The proposed development involves a substantial enlargement and redesign of a relatively small dwelling on a relatively small plot. Whilst the scale and design of the enlargement is substantial, the fact that it would be set down from the ridge line and significantly set back from the roadside elevation would ensure that it would appear subordinate to the original dwelling. The retention of a small gap at first floor level together with the layout of the development would also avoid the creation of an overly dominant enclosed street scene. The proposal is therefore considered to accord with Local Plan policy DP1 and the Residential Design Guide SPD.

Issue 2: Parking and highway safety:

The proposed 5 bedroomed dwelling would require two off road car parking spaces of standard dimensions - 4.8 metres x 2.4 metres as set out in the Vehicle Parking Standards SPD to comply with the residential parking standards. The retention of two standard length tandem car parking spaces together with the relatively wide drive just meets the standards and provides the incentive for both spaces to be used. While the supporting pillar for the first floor may provide a constraint to full use, it is considered that with careful parking there would still be scope to get into and out of the vehicle on the drive. The proposal is therefore considered to accord with Local Plan policy DP8 and the associated SPD.

Issue 3: Living conditions:

The rear part of the side wing would not project into the rear garden to the extent that it would breach the 45 degree guidelines. There are no windows in the side elevation of no. 8. The extra parking and manoeuvring will also not cause unacceptable harm. The proposal is therefore considered to accord with Local Plan policy DP2.

Issue 4: Renewable Energy:

Due to the scale of the proposed extension, the applicant's agent was requested to provide a sustainable buildings statement that demonstrates that at least 10% of the future energy needs of the proposed extension would be generated on site using renewable energy in accordance with the Council's Sustainable Buildings SPD. Whilst the applicant has submitted a Sustainable Buildings Report, regrettably it is argued that the property does not need to have renewable energy generating apparatus because the property is small and would be well insulated. It is clear from the recent appeal decision at The Wantage in Kenilworth that inadequate consideration of renewable energy can be a determination issue. However, most dwellings can accommodate renewable

energy generation such that it is possible to secure this by a pre-commencement condition.

Other matters:

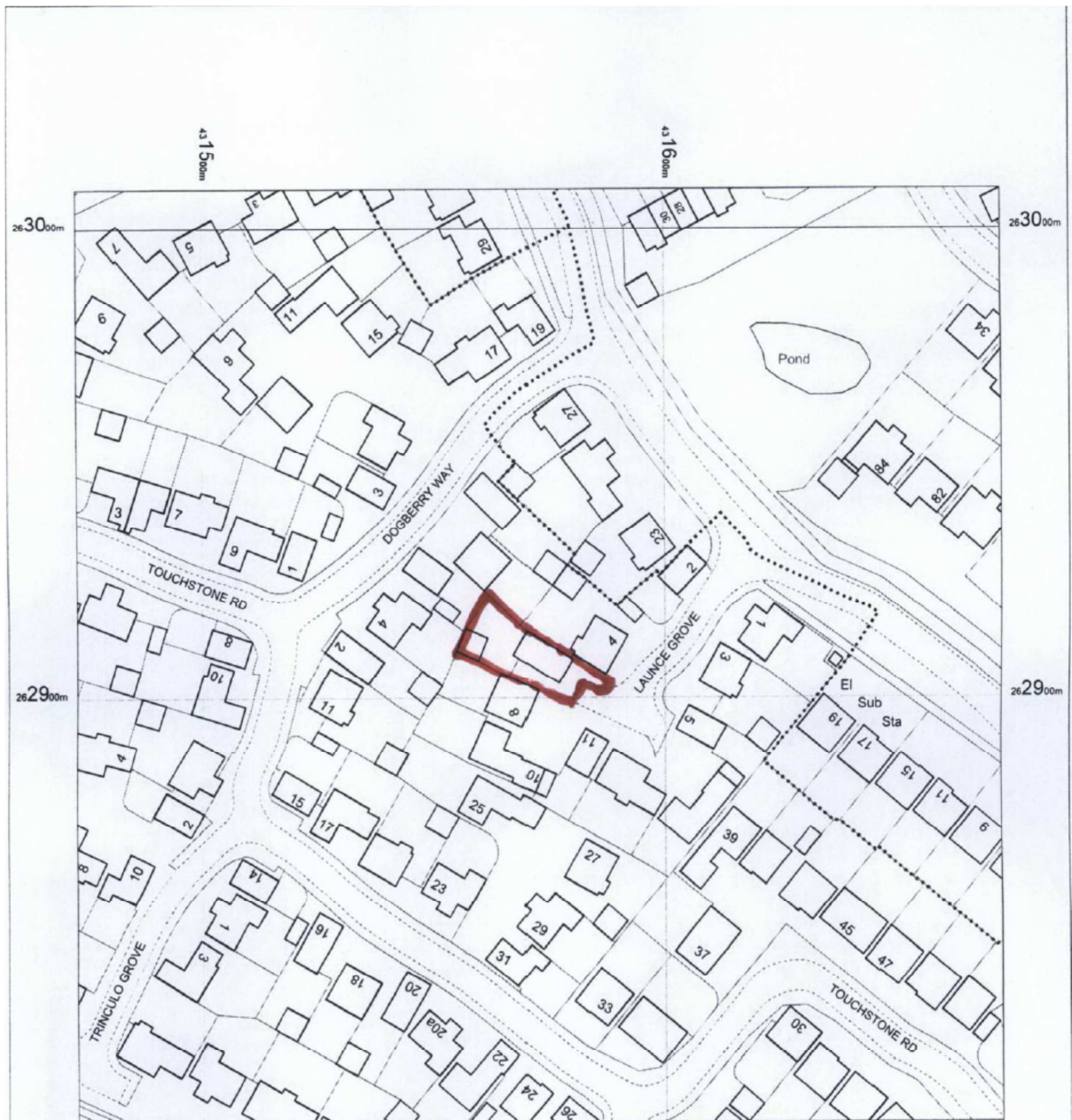
There are no ecological constraints to this development.

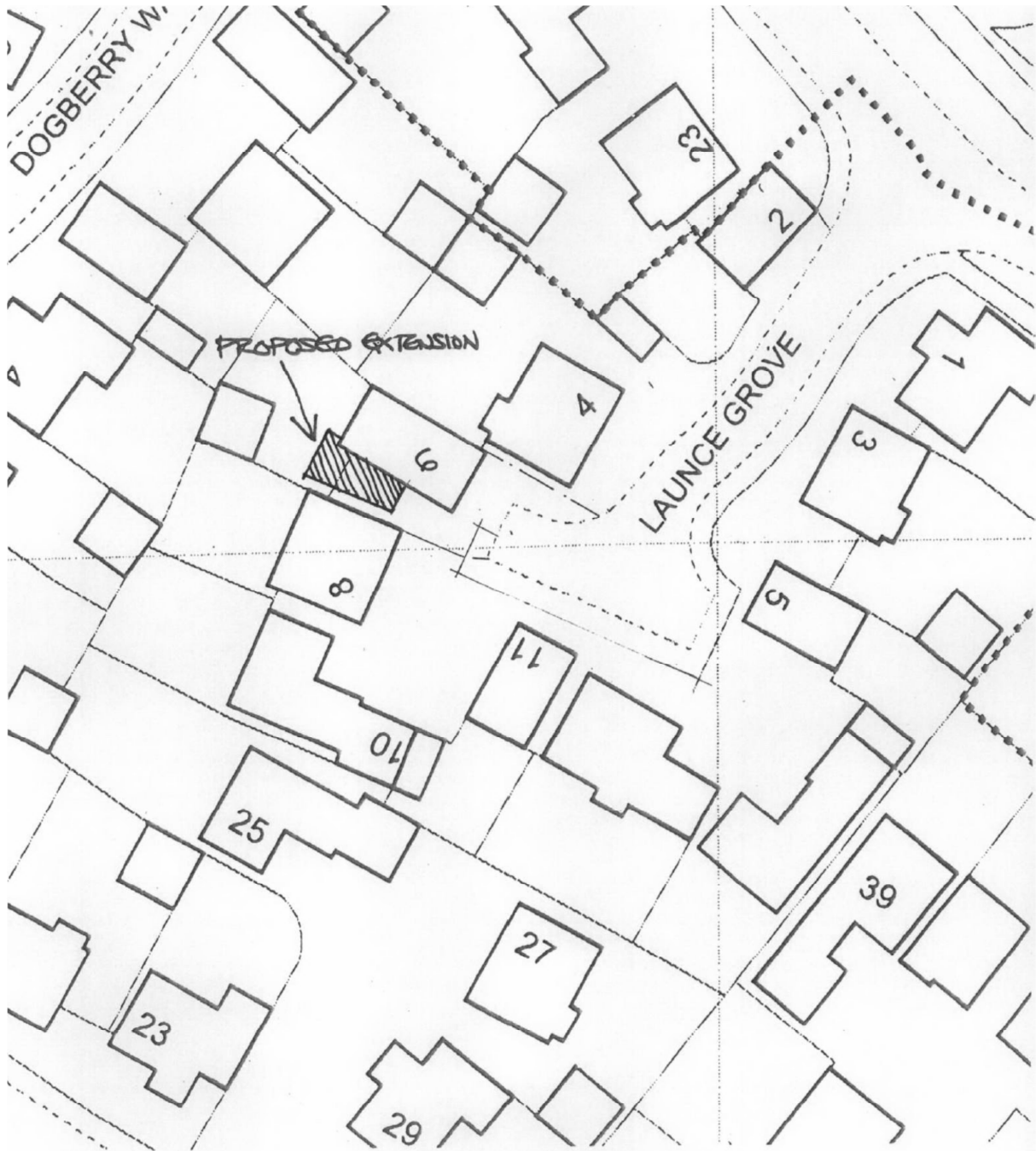
SUMMARY/CONCLUSION

The proposed development would represent good design which does not unacceptably harm the character and appearance of the area or the living conditions of neighbours. The renewable energy requirements can be secured by condition

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) 1745/A Ref. 415, and 1745/2A Ref 415 specification contained therein, submitted on 23rd July 2013. **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 Notwithstanding the content of the Sustainable Building Statement 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.



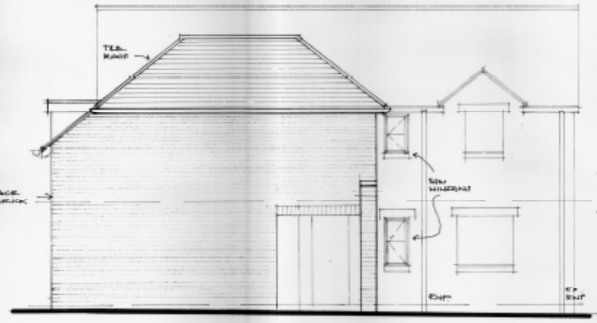


BLOCK PLAN 1:500.
 6 LAUNCE GROVE
 WARWICK GATES.

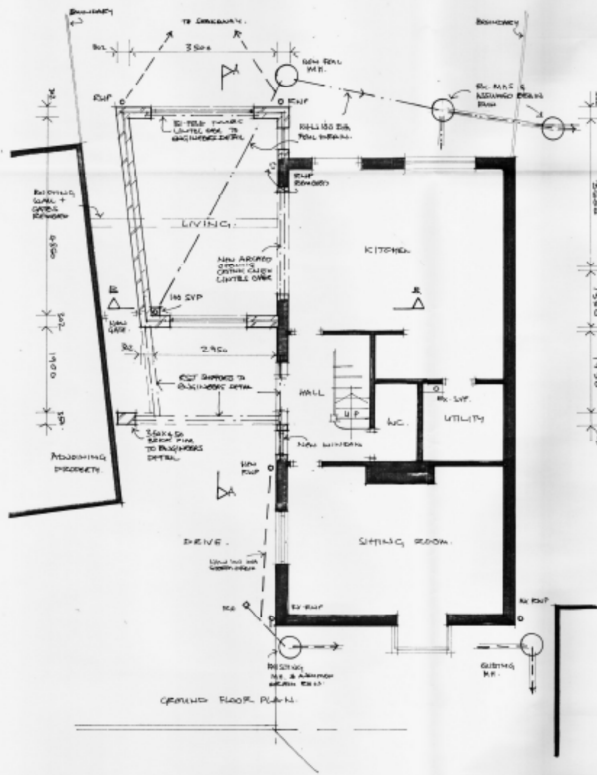
WDC PLANNING
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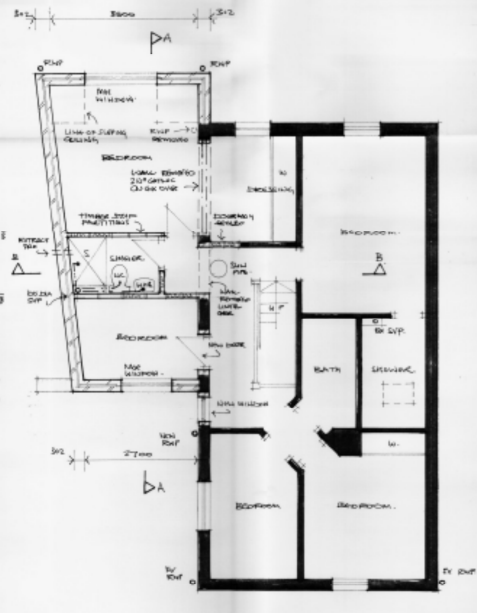
FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

