

**Application No:** W 13 / 0904

**Town/Parish Council:** Barford

**Case Officer:** Graham Price

01926 456531 graham.price@warwickdc.gov.uk

**Registration Date:** 02/07/13

**Expiry Date:** 27/08/13

**21 Wellesbourne Road, Barford, Warwick, CV35 8DR**

Single storey rear extension and a two storey side extension with associated internal alterations and part demolition of boundary wall. FOR Ms Saywell & Mr J Close

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

**RECOMMENDATION**

That officers be authorised to grant permission subject to the attached conditions and to the receipt of no significant material objections that have not already been considered before the consultation expiry date.

**DETAILS OF THE DEVELOPMENT**

The application proposes the erection of a two storey side extension to the south elevation of the property and the erection of a single storey rear extension with the provision of a roof terrace on top of the single storey rear extension. As part of that scheme, it also proposes the demolition of part of the existing boundary wall at the side of the existing house between the application property and Number 23 fronting Wellesbourne Road.

**THE SITE AND ITS LOCATION**

The application relates to a two storey detached cottage situated to the east of Wellesbourne Road and to the west of the rear access to Barford House in Barford. The property is situated in a predominantly residential area and is within the Barford Conservation Area. The application property and its neighbours comprise properties within small residential curtilages whereby the buildings themselves abutt or are immediately adjacent to the rear boundary of their sites.

**PLANNING HISTORY**

In 2012 an application for planning permission for the 'erection of a single storey rear extension and two storey side extension' was withdrawn by the applicant (Ref. W/12/1578)

In 2012 an application for Conservation Area Consent for the 'demolition of part of existing side boundary wall and gate' was withdrawn by the applicant (Ref. W/12/1579)

### **RELEVANT POLICIES**

- National Planning Policy Framework
- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

### **SUMMARY OF REPRESENTATIONS**

**Barford Sherbourne & Wasperton Joint Parish Council** - Objection on the grounds of impact on the street scene including by reason of the loss of part of the wall.

**WCC Ecology** - Recommended that a bat note is attached to the permission

### **ASSESSMENT**

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

- Design Considerations;
- Impact on the living conditions of the neighbouring properties; and
- Renewable Energy
- Car parking

#### **Design Considerations**

Warwick District Local Plan Policy DAP8 states that development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as defined on the Proposals Map; and development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

Warwick District Local Plan Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The wall to be demolished fronts Wellesbourne Road and is highly visible in the street scene. It is noted that the street scene on this side of Wellesbourne Road is characterised by the boundary wall to Barford House which extends up to the application property. The wall then stops and the sense of enclosure is continued by the facade of Number 21 together with this section of wall and the neighbouring properties.

This section of wall is considered to be of no historic value, and it is therefore considered that its removal and replacement with an appropriate development would not be harmful to the character of the conservation area or justify a refusal of Conservation Area Consent.

The proposed two storey side extension will be highly visible in the street scene. The design has been amended from the previous submission to omit some detailing at eaves level. As amended, the design of the proposal is considered to be appropriate for the location and would harmonise with the existing dwelling. The rear extension would not impact on the street scene as it is not visible from the front. The proposal is not considered to be harmful to the character and appearance of the street scene or the character of the Conservation Area and would not impact on important views in or out of the Conservation Area. The proposal is considered to respect the character of the original building and is of an appropriate design for the location that will comply with Warwick District Local Plan Policies DP1 and DAP8.

#### Impact on the living conditions of the neighbouring properties

Number 23 is situated adjacent to the southern boundary of the site and is detached from the application property. This property has been extended in the past with a rear extension and a single storey side extension incorporating three rooflights facing towards the proposed two storey extension with a separation of 2m between the side of the proposed extension and the side of the neighbouring property. This scheme has been specifically amended in order to minimise the impact on this property. The obscure glazed privacy screen is proposed to prevent any overlooking from the proposed terrace, but will also serve to allow some light through, in place of the dormer window that was proposed on the last application. It is noted that there may be some impact on this property, by way of visual impact, and loss of light from the proposed extensions however this is not considered to be sufficiently harmful as to justify a refusal of permission.

#### Parking

The proposed extension does not increase the demand for car parking spaces at the site or therefore any additional requirement to provide off street parking.

## Renewable Energy

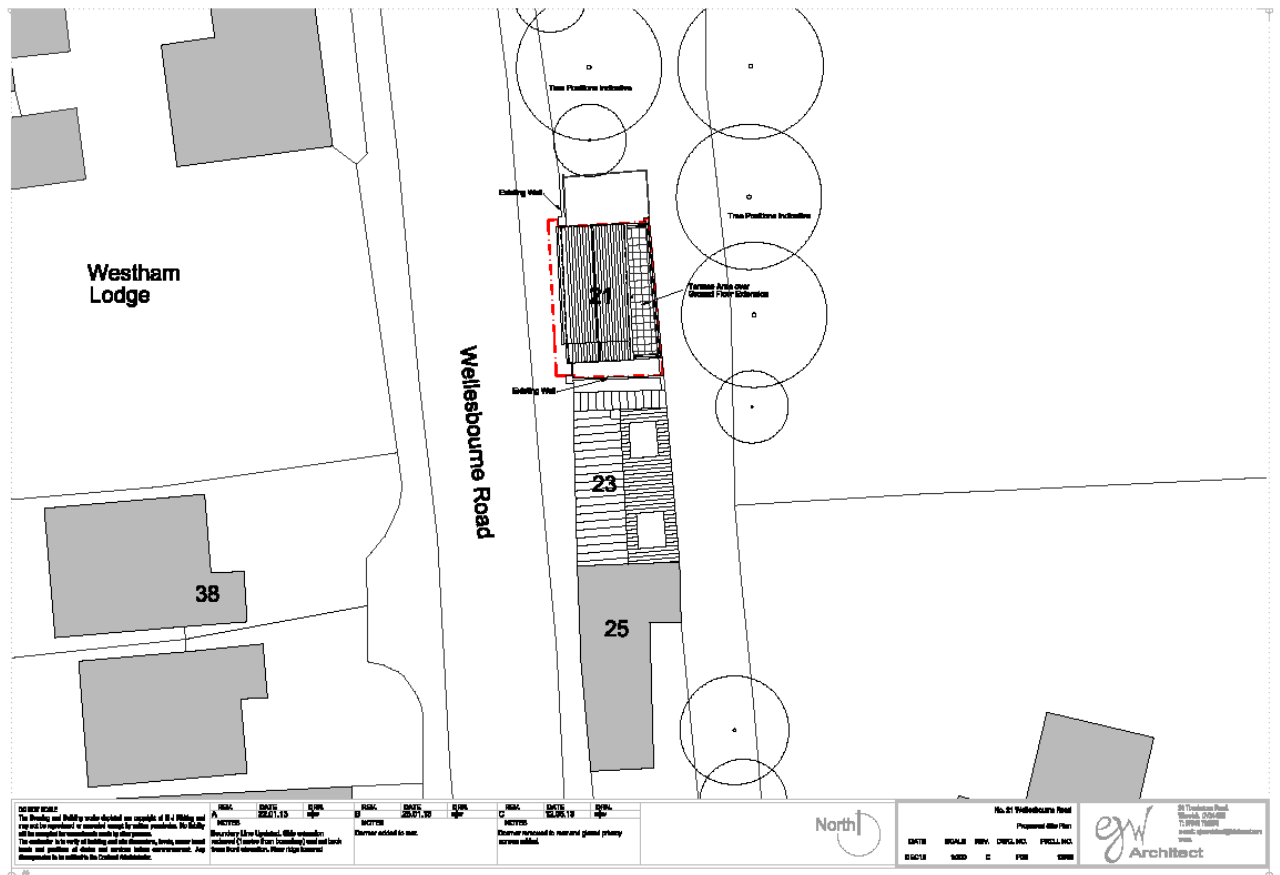
The size of the extensions are below the level that would justify the provision of 10% renewables, and it is not considered appropriate to require details to be submitted in this case.

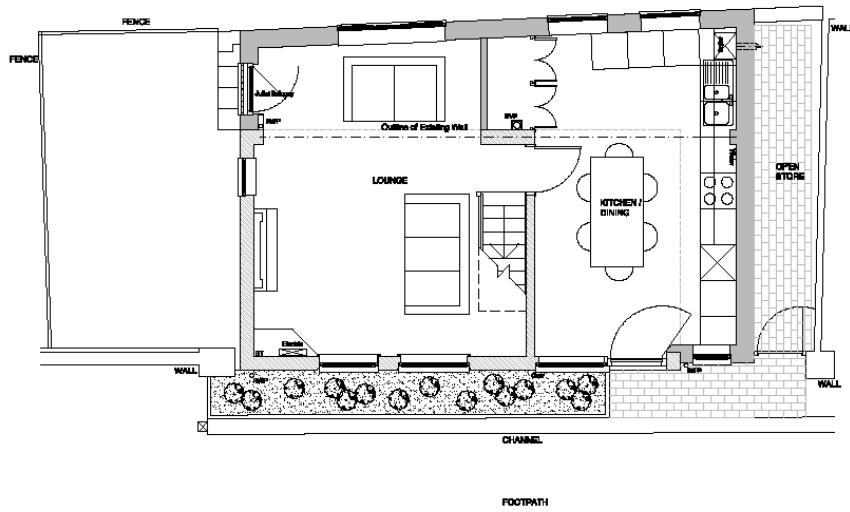
### **SUMMARY/CONCLUSION**

In conclusion, the proposed extension is considered to be of an appropriate design and scale for the location that will not impact adversely on the character and appearance of the street scene; the character of the conservation area; or on the living conditions of the neighbouring properties to the extent that would justify a refusal of permission. The proposal is considered to comply with all relevant local plan policies and should therefore be approved.

### **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 P08 REV C, P09 REV C, P10 REV C, P11 REV C, P12 REV C, P13 REV C, and specification contained therein, submitted on .  
**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 Prior to the occupation and use of the extension hereby permitted, the obscure glazed privacy screen shown on approved drawing no.s P10 REV C, P12 REV C, shall be constructed in the position approved and in accordance with the details approved and in full accordance with the details approved as part of this application. That screen 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 retained and maintained in that condition at all times. **REASON :** To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of 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.





Ground Floor Plan

<b>GENERAL NOTE:</b> The drawings and details are prepared on behalf of the Client and are not to be used for any other purpose. The drawings are prepared on the basis of the information provided by the Client and the Architect does not accept any liability for any errors or omissions. The drawings are prepared on the basis of the information provided by the Client and the Architect does not accept any liability for any errors or omissions. Any drawings to be submitted to the Client must be approved by the Architect. Any drawings to be submitted to the Client must be approved by the Architect.									
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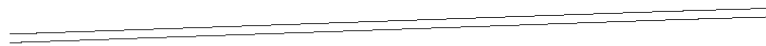
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### North Elevation

### East Elevation

<p>THE DRAWING AND BUILDING WORKS HEREON ARE UNLESS OTHERWISE NOTED OF THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>DATE: 05/21/2013 BY: JES</p>	<p>DATE: 05/21/2013 BY: JES</p>	<p>DATE: 05/21/2013 BY: JES</p>	<p>DATE: 05/21/2013 BY: JES</p>
<p>OVERVIEW: This drawing is a site plan showing the location of the building and the surrounding area. It includes the building footprint, parking areas, and the surrounding landscape. The drawing is intended to provide a clear understanding of the building's location and the surrounding area.</p>	<p>NOTES: 1. The building footprint is shown in black. 2. The parking areas are shown in light gray. 3. The surrounding landscape is shown in light green. 4. The building is located at the corner of the intersection of the two streets.</p>	<p>NOTES: 1. The building footprint is shown in black. 2. The parking areas are shown in light gray. 3. The surrounding landscape is shown in light green. 4. The building is located at the corner of the intersection of the two streets.</p>	<p>NOTES: 1. The building footprint is shown in black. 2. The parking areas are shown in light gray. 3. The surrounding landscape is shown in light green. 4. The building is located at the corner of the intersection of the two streets.</p>	<p>NOTES: 1. The building footprint is shown in black. 2. The parking areas are shown in light gray. 3. The surrounding landscape is shown in light green. 4. The building is located at the corner of the intersection of the two streets.</p>