

Planning Committee: 28 March 2023

Item Number: 9

Application No: [W 23 / 0018](#)

Town/Parish Council: Warwick

Case Officer:

Matthew Godfrey

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Registration Date: 12/01/23

Expiry Date: 09/03/23

7 Almond Grove, Warwick, CV34 5TB

Erection of two-storey front and rear extensions. FOR Mr Ragu Sittambalam

This application is being presented to Committee because an objection has been received from the Town Council.

RECOMMENDATION

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

THE SITE AND ITS LOCATION

The application site is a red brick, two-storey, detached dwelling located on the south side of Almond Grove. The streetscene comprises a mix of bungalows and two-story detached dwellings with different architectural styles and finishes.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of two-storey front and rear extensions. The side extension could be built under permitted development and will therefore not be assessed in this report.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Town Council: Object. The proposal would be out of keeping with the existing streetscene and an overdevelopment of the site.

Public Objections - Two objections were received on the basis that the proposal could cause a loss of privacy, harm to bats, and detriment to the streetscene.

ASSESSMENT

Impact on the amenity of neighbouring uses

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. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly and overbearing effect.

The location of the property and the position of the proposed additions mean that there is no infringement on the 45-degree line and the development will not negatively impose on neighbour amenity. The first floor windows facing the neighbour's garden will be obscure glazed.

It is therefore considered that the proposals are in accordance with Local Plan Policy BE3.

Design and impact on the street scene

Local Plan Policy BE1 states that development will be permitted where it harmonises with and contributes positively to the surrounding area. This is also reflected in guidance within the Residential Design Guide SPD which sets out design principles which development proposals will be expected to comply with. In addition, paragraph 134 of the National Planning Policy Framework (NPPF) dictates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The front extension protrudes 3.3m from the original dwelling which is a substantial addition to the property compared to the scale and mass of surrounding properties. However, given the carriageway's unusual alignment in front of the property which sets it further back from the adjacent section of the road than the neighbouring houses, it would not warrant the refusal of planning permission. Additionally, there is a range of styles, scale and massing that already exists in the streetscene, so the proposal will not appear incongruous compared to its surroundings. Furthermore, the proposal uses matching materials to ensure a seamless integration into the original dwelling.

Therefore, it is considered that the development accords with the guidance set out in the Council's Residential Design Guide and policy BE1 of the Local Plan.

Parking

The WDC Parking Standards SPD sets out minimum dimensions for parking spaces. The extension would enclose one side of the existing driveway, rendering it substandard. However, this has been addressed by creating a new space to the front of the dwelling, which would be wider than the existing space. This will provide sufficient accessibility as demonstrated by a tracking plan. Therefore, the scheme is viewed to suitably align with Local Plan Policy TR3.

Public Objection

Objections received suggest that the proposal could cause a loss of privacy, harm to bats, and detriment to the streetscene. However, the separation distance from the proposal to surrounding properties complies with the Residential Design Guide, and the side facing windows will feature obscure glazed, non-opening windows to mitigate any potential loss of privacy to the neighbouring garden.

Due to the carriageway's unusual alignment, and diverse style, scale, and massing existent in the streetscene, the proposed increase in footprint would not warrant the refusal of planning permission. Additionally, there are no specific bat records for the application site requiring the need for a bat survey.

Therefore, the proposal will not warrant the refusal of planning permission on the basis of harm to the streetscene, neighbour amenity, or bats.

SUMMARY/CONCLUSION

The proposal is considered to constitute good quality design and to have an acceptable impact on the amenity of the neighbours and the current and future occupiers of the dwelling. The proposal is considered to satisfy the criteria of Local Plan Policies BE1, BE3 and the Residential Design Guide SPD.

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 ALM 04A, ALM 05A, ALM 06A, ALM 07B, and specification contained therein, submitted on 06/02/2023 and 08/03/2023. **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.

- 4 Prior to the occupation of the development hereby permitted, the two additional first-floor windows in the east elevation 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 BE3 of the Warwick District Local Plan 2011-2029.
- 5 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
