

Planning Committee: 02 February 2011

Item Number:

Application No: W 10 / 1328

Registration Date: 25/10/10

Town/Parish Council: Cubbington

Expiry Date: 20/12/10

Case Officer: David Cooper

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92 Stirling Avenue, Cubbington, Leamington Spa, CV32 7HS

Erection of single storey rear extension to dining room and kitchen and the provision of a new cloakroom FOR Mr D & Ms. Cymone De-Lara-Bond

This application is being presented to Committee as the applicant is a District Councillor.

SUMMARY OF REPRESENTATIONS

Cubbington Parish Council: raise no objection to the proposal.

WCC Ecology: recommend a note relating to bats.

Public Response: None received.

RELEVANT POLICIES

- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Statement 1 : Delivering Sustainable Development

PLANNING HISTORY

No relevant planning history recorded

KEY ISSUES

The Site and its Location

The Application site relates to a traditional right-handed semi-detached dwelling on the eastern side of Stirling Avenue. To the northern side elevation there is single storey garage with utility area to the rear incorporating a series of original out building structures adjacent to the common boundary with No.90 Stirling Avenue. Across the rear elevation there is a single storey bay, housing the original kitchen window and a conservatory adjacent to the boundary with No.94 Stirling Avenue. The rear garden stretches west and has an established hedge along the northern and southern boundary to a height approximately 3 metres.

Details of the Development

The application relates solely to the erection of a single storey side and rear extension to incorporate the existing garage and utility.

Assessment

The main issues relative to this application are:

- Impact on the living conditions of the neighbours
- Design
- Renewables
- Parking
- Storage of waste and recycling equipment
- Drainage

Impact on the living conditions of the neighbours

The application site shares common boundaries to the north with No.90 Stirling Avenue and No. 3 Roxburgh Crofts, and a paired common boundary to the south with No.94 Stirling Avenue.

Having regard to the distance from No.3 Roxburgh Crofts I consider there would be no impact on the living conditions of that property.

In relation to No.90 Stirling Avenue, a neighbouring semi-detached dwelling of a left-handed design that is set back from No.92 by approximately 1.5 metres, at its side elevation there is a single storey garage. I consider that the development as proposed would meet the SPG in relation to the 45-degree guideline and there would be no impact to the living conditions of No.92.

The rear elevation of No.94 Stirling Avenue has a window serving as a significant source of light to a habitable room, which that measures approximately 1.8 metres from the common boundary. The proposed development would breach a line drawn at 45 degrees from the centre point of that window across the boundary with No.92 by approximately 1.2 metres and as such that breach would indicate a potential issue regarding loss of light or outlook from that window.

In assessing the impact of loss of the light the rear elevation of No.94 Stirling Avenue that faces due southwest would enjoy direct sunlight from mid morning until mid afternoon; for the most part of the afternoon the current development would obscure direct sunlight. I consider that the loss of that direct sunlight would be worsened by the development proposal even though the roof design has been designed in such a way as to mitigate the loss of daylight.

However given the impact of the potential fallback position, that under 'permitted development' the existing conservatory could be replaced by a 3m rear extension with a pitched roof extension of greater proportions than the current proposal and that there is a significant mature hedge along the common boundary, the proposal would not cause such harm over the current position by reason of loss of light to No. 94 as would justify refusal of this application.

Design

In design terms the development proposal meets the principles subject of the residential design guide (SPG), and addresses the breach of the 45-degree guideline (SPG) with the introduction of a series of low hips to the roof design. The proposal reflects the original design of the dwelling with the introduction of a

bay to the rear that facilitates an intermediate projecting hipped section that breaks up the linear form across the rear elevation.

Renewables

Whilst having regard to the contents of the supplement to PPS1: Planning and Climate Change, along with the adopted Sustainable Buildings SPD, as a result of the proposal there is no substantial increase in accommodation, there is no substantial increase in the demand for water or drainage over that of the current usage at the site, and there would be only a nominal increase in the need for heating and lighting. I therefore consider given the scale of the proposal that the introduction of mitigation measures (10% of energy from a renewable source on or near to the site) in this case would be inappropriate.

Parking

The proposed alterations will not materially increase the size of the accommodation at the application site and the existing parking provision meets in principal the Parking Standards (SPD)

Storage of waste and recycling equipment

The application site is to retain its garage and has a fore garden area stretching some 7 metres from the front elevation to the highway. As a result of this application there would be no change to the current acceptable storage of waste and recycling equipment at the site.

Drainage

Guttering is to be incorporated wholly within the boundary of the application site and would feed into existing soakaway at the rear of the property.

RECOMMENDATION

GRANT subject to the conditions and for the reasons listed

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) 10/01/01-01B, 10/01/01-02B,10/01/01-04B, and specification contained therein, submitted on 13th October 2010 unless first agreed otherwise in writing by the District Planning Authority. **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 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.
