

Planning Committee: 10 November 2010

Item Number:

Application No: W 10 / 0786

Registration Date: 21/06/10

Town/Parish Council: Whitnash

Expiry Date: 16/08/10

Case Officer: Sandip Sahota

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4 Ashford Road, Whitnash, Leamington Spa, CV31 2NA

Erection of single and two storey side extension and single storey rear extension
FOR Mr H Panesar

This application is being presented to Committee due to an objection from the Town Council having been received. This is an amended version of the proposal granted by Members, subject to a legal agreement, on 2 September 2010. The applicant now seeks approval for an amended scheme, of reduced size, without it being subject to a legal agreement.

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Object for the following reasons: "Overdevelopment of property".

Public response: 2 letters of objection from the occupiers of 25 Moorhill Road and 14 Verdun Close have been received on grounds of unattractive design, out of keeping with character and appearance of area; overdevelopment and parking.

WCC Ecology: "A pre-determinative bat survey is requested for this application as the proposal involves significant impact to the existing roofspace and therefore a bat roost may be permanently destroyed. NB: There are numerous bat records and good bat foraging habitat in the surrounding area".

[N.B. The above representations all relate to the application as originally submitted].

RELEVANT POLICIES

- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

This application, together with the application for a single storey rear extension to the rear of the neighbouring property at 2 Ashford Road (ref: W10/0785), was previously presented to Planning Committee on 2 September 2010 with a recommendation for approval, subject to conditions, including a condition requiring the two extensions to be built concurrently. Members proceeded to grant planning permission for both applications subject to legal agreements to ensure the extensions were built at the same time.

The application W10/0785 relating to 2 Ashford Road was formally withdrawn by the applicant on 25 October 2010.

KEY ISSUES

The Site and its Location

The application site relates to a two-storey 3-bed semi-detached property with hipped roof and attached side garage situated on a large corner plot on the corner of Ashford Road and Tachbrook Road within a predominantly residential area. This pair of semis are seen as an anomaly in the streetscene as the character of the streetscene of the east side of Tachbrook Road in the vicinity of the application site is characterised by detached dwellings and the south side of Ashford Road is characterised predominantly by terraced properties. Measured from the front elevation of the application property, there is a distance of approximately 10 metres between it and the neighbouring property at 6 Ashford Road.

Details of the Development

Erection of single and two storey side extension and single storey rear extension. This is an amended version of the proposal which was presented to Planning Committee in September; the single storey rear extension on the boundary with No. 2 Ashford Road has been reduced in depth from 4 metres down to 3 metres such that this part of the proposal could now be built as permitted development.

Assessment

The main considerations in the determination of this application as reported to Planning Committee at the meeting on 2nd September 2010 are:

1. Design and the effect of the proposal on the streetscene.
2. The effect of the proposal on the living conditions of the occupiers of the neighbouring property. [N.B. This section of the report has been updated due to the receipt of amended plans on 11th October 2010.]
3. Bats
4. Renewables

Design/ streetscene:

I note the objections raised by the Town Council and those received as a result of public consultation. The Council's Vehicle Parking Standards require the same number of parking spaces for a 3 bed dwelling as a 5 bed dwelling. I acknowledge that the scale of the proposed extensions is substantial, however this is a large site. The proposed extension is set down 1.2 metres from the ridge level of the existing house which would make the extension appear as a subservient addition to the property. Whilst the width of the proposed extension is larger than the existing house, it is articulated around the corner which will reduce the visual impact of the extension in terms of bulk and mass. I note that the Council's Residential Design Guide states that extensions should not reduce the openness of the traditional corner plot. However, in my view this is meant to relate to corner plots which are at right angles to the highway and not where it they are at right angles to adjoining properties as the case in this application, in which case the extension will be seen as more of an infill. The proposed

extension will come no more forward to the highway than the existing house and will follow the building line of the terrace of properties on Ashford Road. The extension will be set 1 metre off the boundary with the property at number 6 Ashford Road, with a hipped roof that will slope away from the corresponding hip on that property. This will mitigate the terracing effect between these properties, however, I do not consider this is fundamental, as the properties on Ashford Road are terraced anyway. Overall, I am of the view that the proposed extension would appear as a subservient addition to this property which will address the corner position and relate to the properties on Ashford Road.

Living conditions:

Whilst the proposed extension as amended would breach the 45 degree line measured from the neighbouring property at no. 2 Ashford Road, at 3 metres in depth this element of the scheme could be built as permitted development. I am therefore of the view that it would be difficult to reasonably sustain a refusal of planning permission on grounds of harm to living conditions for this reason. I also note that no objections have been raised by the occupiers of 2 Ashford Road.

Bats:

Further to receipt of WCC Ecology's consultation response a pre-determinative bat survey was requested. However, the agent confirmed that prior to the application being submitted the existing dwelling roof, due to it's poor state of repair including water ingress was completely stripped, insulated, battened and re-tiled. No bats were found and it would therefore be unlikely that the survey would produce any findings. Based on this information it was considered that a pre-determinative bat survey was not required. Nevertheless, a bat note should still be added to any approval granted.

Renewables:

The proposed extension would result in a material increase in energy demand and it is therefore considered appropriate to add a condition to any approval granted which would require 10% of the predicted energy requirement of the development to be produced on site through renewable energy.

Clearly the Planning Committee at the meeting on 2nd September 2010 resolved to grant planning permission for this scheme when it incorporated a larger single storey rear extension, but only if a legal agreement to ensure it was built at the same time as a single storey extension of similar size then proposed at No. 2 Ashford Road. As the application at No. 2 Ashford Road has been withdrawn and the depth of the single storey extension element of the scheme at No. 4 Ashford Road has been reduced to 3 m, I consider that this application can now be simply granted planning permission without the need for any legal agreement.

RECOMMENDATION

GRANT, subject to the conditions listed below.

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 in accordance with the details shown on the approved drawing (drawing number 1710-02A), and specification contained therein, submitted on 11th October 2010 except as required by condition 4 below and 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 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 site, or in the locality, 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. **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. A sample of the facing brick to be used for the construction of the development hereby permitted shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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 development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
