

Planning Committee: 13 August 2013

Item Number: 8

Application No: W 13 / 0838

Town/Parish Council: Whitnash

Case Officer: Graham Price

01926 456531 graham.price@warwickdc.gov.uk

Registration Date: 19/06/13

Expiry Date: 14/08/13

2 Rowley Road, Whitnash, Leamington Spa, CV31 2LJ

Two Storey Side Extension and Garage FOR Ms McBurnie

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the attached conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a two storey side extension including a single storey garage. The extension will be 3.5m wide at first floor level, has materials to match the existing dwelling and has been designed in accordance with the Residential Design Guide.

THE SITE AND ITS LOCATION

The Site and its Location

The application site is one half of a pair of semi-detached houses (no. 2 Rowley Road and no.30 Moorhill Road) which is set within a residential area which probably dates from the third quarter of the 20th century. In common with other corner plots in this part of Whitnash this pair of semi detached properties is orientated at 45 degree angle to the south-west side of the junction of Franklin Road and Moorhill Road. It is fronted by a foot way which cuts the corner across a triangular shaped grassed area between it and the junction. Neither property currently has a two storey side extension.

PLANNING HISTORY

In 2013 planning permission was refused for the 'erection of a two storey side extension' (Ref. W/12/1362) because of the size and design of the proposal.

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)
- 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

Whitnash Town Council - Objection on the grounds of overdevelopment, and the proposal being of a design which is overbearing and out of character.

WCC Ecology - Recommended that a bat note is attached to the decision.

Assessment

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

- Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties; and
- Renewable Energy

Impact on the character and appearance of the street scene

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 proposed extension will be located to the side of the property and due to the location of the property on a corner plot will be highly visible in the street scene. Properties in this area are of a broadly similar design and have been extended to varying degrees and in varying styles. The proposed extension has been designed in accordance with the residential design guide and is considered to be generally subservient to the main house. The design is considered to respect the character of the main house through its choice of materials and roof pitch. The extension is not considered to significantly reduce the openness of the corner plot and the extension is more than 1m from the boundary.

Based on this the additions to the property are 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 and would therefore be in accordance with Warwick District Local Plan Policy DP1.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

Number 30 Moorhill Road is situated adjacent to the north west boundary of the site and is the other half of the semi-detached pair of dwellings. The side extension will be on the opposite side of the application property to this neighbour and as such is not considered to have a detrimental impact on this neighbour. There will be no conflict with the 45 degree guidance with regard to this property and it is therefore considered that any impact would be acceptable.

Number 4 Rowley Road is situated adjacent to the southern boundary of the site and is detached from the application property. This neighbour has an existing side facing window at first floor level, as well as two at ground floor level to the rear of the garage. Due to the orientation of the properties the extension will not result in loss of direct sunlight to this property. Rear facing ground and first floor windows are proposed in the new extension, the window at first floor being obscure glazed and to a bathroom. It is not considered that the addition of that rear facing first floor window will materially increase any overlooking that may exist already. There will be no conflict with the 45 degree guidance with regard to this neighbour and it is therefore considered that the impact on this neighbour will be acceptable.

The proposal is considered to be in accordance with Warwick District Local Plan Policy DP2.

Renewable Energy

The proposal will be creating approximately 52 sq. m of habitable floorspace. No sustainability information has been submitted with the application, but it is considered that a planning condition can be attached to the permission to secure the provision of renewable energy technologies in accordance with the Sustainable Buildings SPG.

Other Matters

Ecology issues have been considered as part of this application and a note relating to bats will be attached to the decision at the request of WCC Ecology.

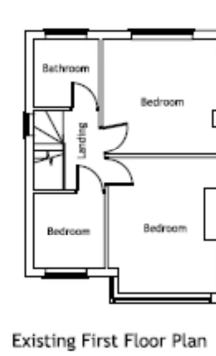
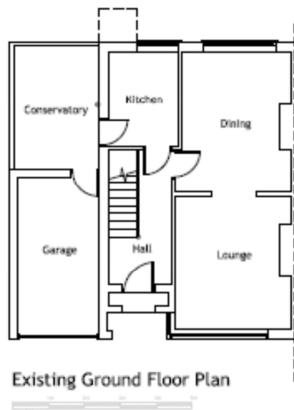
Summary/Conclusion

In conclusion, the proposed extension is considered to be of an appropriate scale and design for the location that will not impact adversely on the character and appearance of the street scene; or on the living condition of the neighbouring properties to the extent that would justify a refusal of permission. The proposal complies with all the relevant planning 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 drawing 2120-02F, and specification contained therein, submitted on 19/06/2013. **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 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 Prior to the occupation of the development hereby permitted, the rear facing first floor window in the rear 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 windows 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.
- 5 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.



NORTH



Site Location Plan 1:1250
© Crown Copyright 2005, All rights reserved, Band number 11



Block Plan 1:500
© Crown Copyright 2005, All rights reserved, Band number 1



