

**Planning Committee:** 20 June 2017

**Item Number:** 9

**Application No:** [W 17 / 0521](#)

**Town/Parish Council:** Whitnash

**Case Officer:**

Rebecca Compton

01926 456544 rebecca.compton@warwickdc.gov.uk

**Registration Date:** 23/03/17

**Expiry Date:** 18/05/17

**31 Heathcote Road, Whitnash, Leamington Spa, CV31 2NG**

Erection of two storey side extension, part two storey and single storey rear extensions and rear box dormer. FOR Mr & Mrs Bains

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

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

Erection of two storey side extension, part two storey and single storey rear extensions and rear box dormer.

**THE SITE AND ITS LOCATION**

The application property is a two-storey hipped roof, semi-detached dwellinghouse situated on the south side of Heathcote Road, Whitnash. This part of the street scene is characterised by pairs of semi detached properties with hipped roofs. The neighbouring property has been extended by way of a gable two storey side extension.

**PLANNING HISTORY**

No relevant planning history.

**RELEVANT POLICIES**

- National Planning Policy Framework

The Current Local Plan

- 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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

#### The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

#### Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

### **SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** Object on grounds of overdevelopment, unneighbourly and sub-standard drawings.

**WCC Ecology:** Recommend bat survey.

**Public Response:** One neighbour objection and one neighbour support have been received.

### **RELEVANT PLANNING HISTORY**

No relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The application property is a two-storey hipped roof, semi-detached dwelling house situated on the south side of Heathcote Road, Whitnash. This part of the street scene is characterised by pairs of semi-detached properties with hipped roofs. The neighbouring property has been extended by way of a gable two storey side extension.

#### **Details of the Development**

Erection of first floor side extension, part two storey and single storey rear extensions and rear box dormer.

#### **Assessment**

##### Design

The proposed first floor side extension is set down and set back from the original building and retains a 1m distance from the side boundary in accordance with

the Residential Design Guide SPG. The proposed gable side extension is considered acceptable as the adjoining property has extended the first floor by way of a side gable extension, therefore the overall character of the pair of semis will not be disrupted. The single storey rear extension is considered acceptable in terms of design. The proposed box dormer is considered acceptable as there are a number of similar examples in the immediate area. The extensions have been proposed in matching materials that will ensure the additions sit comfortably within the street scene. A number of properties in the immediate area have been extended quite considerably, therefore the overall size and scale of the extensions are considered acceptable in the context of the area. The proposal is therefore considered to comply with local plan Policy DP1.

#### Impact on neighbouring properties

The extensions do not breach the 45° to either neighbouring property. An objection has been received from the neighbour at No.29 Heathcote Road on grounds of loss of light. Since the objection has been received the proposal has been amended so as not to breach the 45° line taken from the study at No.29. It is therefore considered that the proposal complies with local plan Policy DP2 and the proposal will not result in material harm by reason of loss of light or outlook.

#### Other matters

Given the size and scale of the proposed development it is considered that a requirement to provide renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured via condition.

#### Parking

The proposed development will not affect the current driveway parking; therefore it is considered that the proposal has sufficient provision for off-street parking for 2 cars, in accordance with Vehicle Parking Standards SPD.

### **Summary/Conclusion**

In conclusion it is considered the proposal is of an acceptable design and scale and will not result in a negative impact upon the amenity of neighbouring properties to warrant refusal of the application.

### **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, 2109/2/A, 2109/1/B and specification contained therein, submitted on 17/05/2017. **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.
- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO<sup>2</sup> emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 5 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone ( whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
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