

Application No: W 14 / 0231

Town/Parish Council: Warwick
Case Officer: Sally Panayi

Registration Date: 05/03/14

Expiry Date: 30/04/14

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11 Lear Grove, Warwick Gates, Warwick, CV34 6XG

Erection of a two storey rear extension. FOR Mr Singh

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 conditions.

DETAILS OF THE DEVELOPMENT

The proposal subject of the application is for the erection of a two storey rear extension. The application was originally submitted with a depth of 4.6 metres but following negotiation reduced to 4.0 metres in depth and 8.9 metres in width, with a tiled pitch roof and indicated to be built in materials to match.

THE SITE AND ITS LOCATION

The dwelling subject of this application is a detached house located next to the turning head of the cul de sac of Lear Grove, on the Warwick Gates housing estate in Warwick. The house is of brick and tile construction, with a double garage to the front of the property, linked to the main dwelling by a single storey extension. The dwelling is staggered forward within its plot in relation to the neighbour at 9 Lear Grove, the rear wall of the application dwelling being 4.8 metres closer to the road than the neighbour. The boundary between 9 and 11 Lear Grove is marked by a 1.8 metre fence. The garden boundary on the eastern side of the dwelling is marked by 1.8 metre fences which also form the rear garden boundaries of neighbouring houses numbered 6, 8 and 10 in Ophelia Drive.

PLANNING HISTORY

There is no planning history relating to this dwelling.

RELEVANT POLICIES

- 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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- National Planning Policy Framework
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Neighbours at 6, 8 and 10 Ophelia Drive and 9 Lear Grove:

Objections have been made to the proposal on the grounds that the extension will result in a loss of light to adjoining gardens and accommodation. There will be a loss of privacy. Parking was raised as an issue as the development will generate more traffic. In addition comments were made in relation to the noise and disturbance caused by the construction of the proposal.

Warwick Town Council: The Town Council considers that the large rear extension will have a negative impact on the visual and other amenities of the adjoining properties by reason of its mass on this limited plot and it is in the Town Council's view the development would not be in accordance with Policy DP1 of the Warwick District Local Plan, which requires that development should contribute positively to the character and quality of the area through good design and layout.

County Ecology: Recommend that a note relating to bats as a protected species is attached to any approval granted. In addition a note relating to nesting birds is attached.

ASSESSMENT

The main issues in the determination of this application are:

The principle of the development and the impact on the streetscene

The impact on the amenity of the neighbouring residents

The principle of the development and the impact on the streetscene

Local Plan Policy DP1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. Paragraph 58 of the National Planning Policy Framework promotes development that reflects the appearance and character of the surrounding area. The District Council's Residential Design Guide 2008 sets out design criteria in order to meet the objectives of good design and layout outlined in Local Plan Policy DP1.

The two storey rear extension is not seen from the street except for a limited view between the roof line of the application property and the neighbour at number 9 and is therefore considered not to have an impact on the street scene.

The two storey rear extension is positioned one metre away from both of the side boundaries and accords with the Council's Residential Design Guide to prevent a terracing effect between adjoining dwellings. The pitched roof design of the two storey extension has the same height as the original dwelling, but with a lower eaves height ensuring that it has the appearance of an extension to the dwelling.

The extension is indicated in materials to match with red facing bricks and with buff string courses and detailing to match the original.

Taking all matters into consideration, the proposed extension meets the requirements of Local Plan Policy DP1 and the Residential Design Guide.

The impact on the amenity of the neighbouring residents

Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of outlook, provision of daylight and visual intrusion. The Council's Residential Design Guide provides a design framework for Policy DP2 and states that extensions should not breach a 45 degree rule taken from the nearest habitable room of a neighbouring property.

The rear wall of the extension does not project beyond the rear wall of the neighbouring dwelling at number 9 Lear Grove and as such has no impact on a 45 degree line from the main kitchen window which faces down the garden. There are two windows in the flank wall of this neighbouring dwelling, serving the landing at first floor and the kitchen door on the ground floor. These are not main windows, and any impact is not considered to be sufficient to justify the refusal of planning permission. An objection has been received from the neighbour at number 9 concerned at the loss of light to the kitchen and landing and the impact of the noise and disturbance of the construction.

The eastern garden boundary of the application dwelling is also the rear garden boundary of properties in Ophelia Drive, numbers 6, 8 and 10. The boundary is marked by a 1.8 metre fence between each of the properties. The flank wall of the proposed extension is set away from the boundary by 1.0 metre. The extension is to the west of 8 and 10 Ophelia Drive and south west of number 6 Ophelia Drive.

The original rear wall of the neighbour at 8 Ophelia Drive is 12 metres from the flank wall of both the original and proposed extension at 11 Lear Grove. This separation distance is in accordance with the requirements of the Council's Residential Design Guide and reflects the layout of the original development at Warwick Gates, designed to meet the specified separation distances. The proposed extension is to the west. The owners at number 8 Ophelia Drive have a conservatory to a depth of 4.0 metres to the rear with a separation of 8 metres from the proposed extension. Whilst the proposed extension will impact upon the outlook and light to this conservatory, it is not considered that such an impact is sufficient to justify a refusal of planning permission on that ground.

The neighbour at number 10 Ophelia Drive has a slightly longer rear garden and has a separation distance of 13 metres to the application property, which accords with the Residential Design Guide. The proposed extension is to the north-west of the neighbour. An objection has been received from this neighbour concerned at the loss of light to their property and the impact on the outlook from the rear of their dwelling, however whilst the extension will be viewed from the rear of this property, the impact is not considered to be sufficient to justify a refusal of planning permission.

The neighbour at number 6 Ophelia Drive is staggered further into its plot than numbers 8 and 10 and has a shorter rear garden. The proposed extension is to the south-west of this neighbour. The two properties share a tapered garden boundary which results in a degree of mutual overlooking of the garden area. There is a conservatory on the rear elevation. The staggered relationship of this property to the application site and the separation distances are such that there is not considered to be a material impact.

Letters of objection from neighbours have commented on the impact of noise and disturbance as a result of any construction, requesting that no work is carried out before 8am or after 6pm on week days and none at weekends, however this is not a material planning consideration.

Other Matters

Ecology: In accordance with Local Plan Policy DP3, a bat informative note and a note relating to nesting birds will be issued with any decision notice granting planning permission in order to protect such species from construction works.

Renewables: In relation to Local Plan Policy DP13, a solar panel has been proposed on the south facing roof to the front of the property to provide 10% of the predicted energy requirements as a result of the increase in floorspace from the proposed extension.

Parking: Local Plan Policy DP8 requires that development will only be permitted that makes provision for parking and which does not result in on-street parking detrimental to highway safety. The application proposes the creation of two additional bedrooms, increasing the dwelling from a four bedroom to a six bedroom dwelling. The parking space requirement for a four and a six bedroom dwelling is two spaces. There is sufficient parking available on the drive and within the front garden of the property to meet this requirement, therefore the proposal is considered to meet the requirements of policy DP8.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the development is considered to comply with the policies listed and is recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with
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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 2024/2/B and 2024/1A, and specification contained therein, submitted on 9th April 2014. **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.
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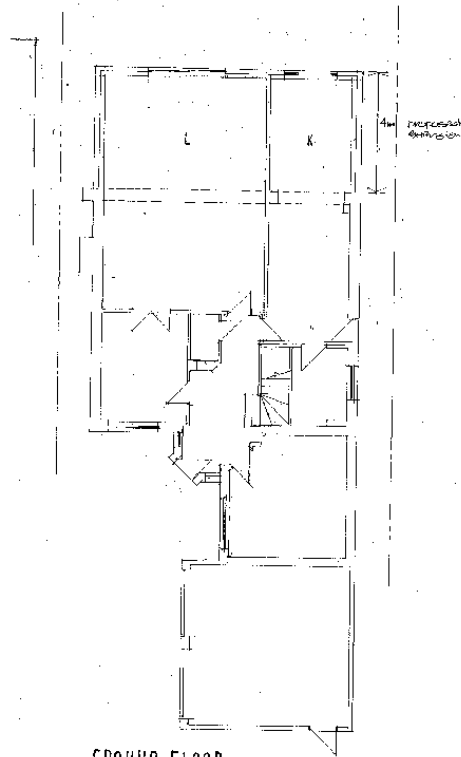


This is a true copy of the site plan as filed on 14 November 2002 at 11:44:41. It may be subject to minor discrepancies in scale. Under s.113 of the Local Government Act 1973, this copy is authentic in evidence to the same extent as the original.

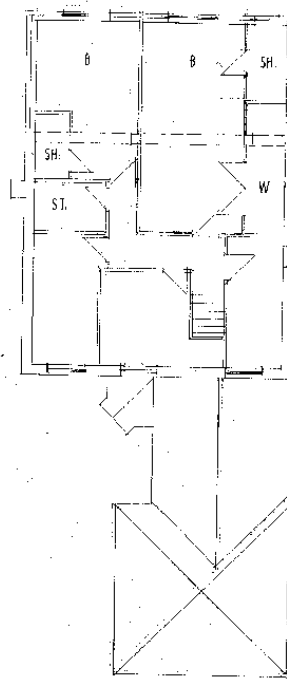
This plan is filed with the Queensland District Land Registry.

It is a true copy of the original as filed on 14 November 2002.

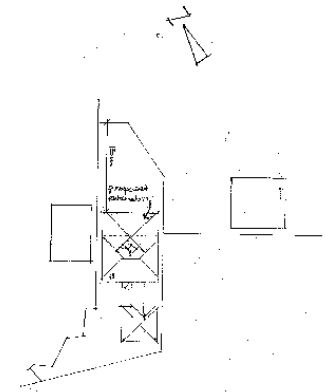
Ordinance Survey Licence Number 1000547204 2014



GROUND FLOOR
PLANS AS PROPOSED



FIRST FLOOR



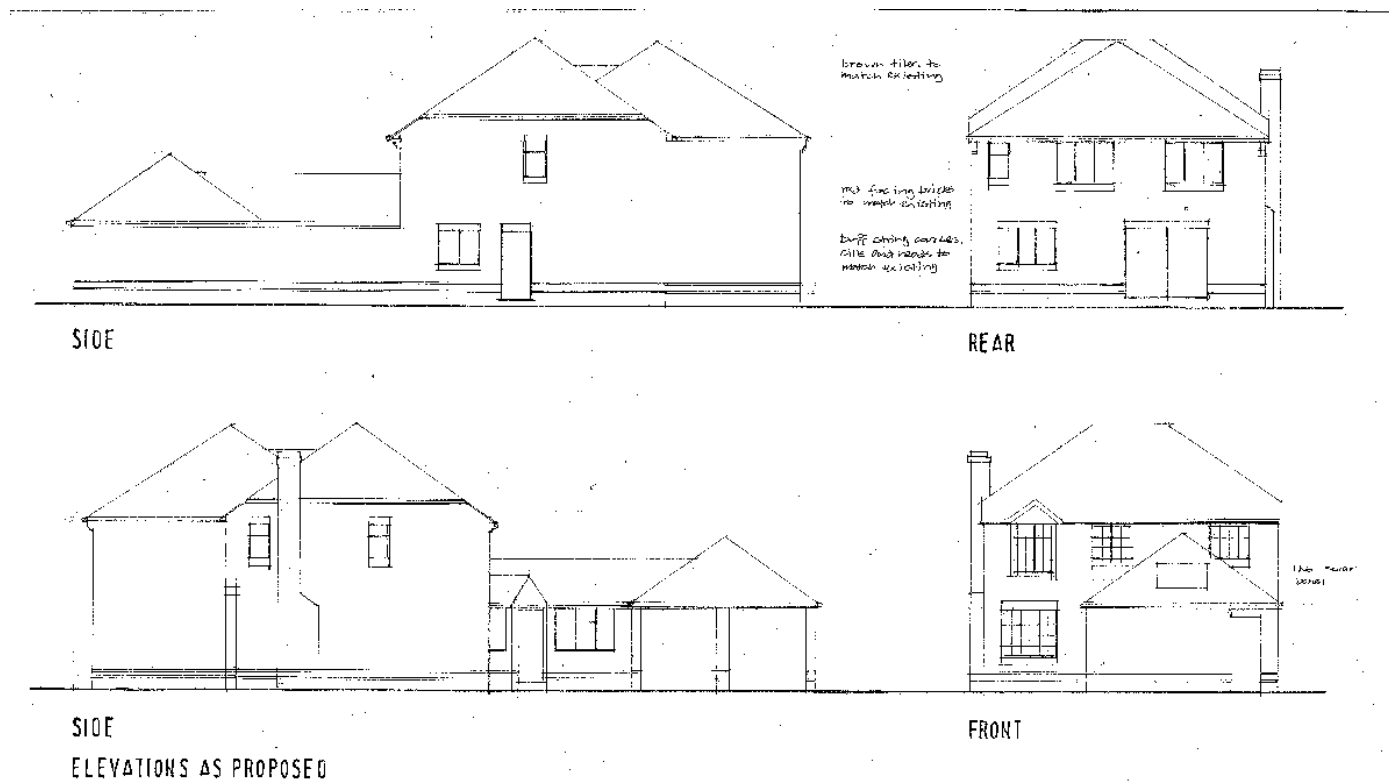
SITE PLAN

1:500

PROPOSED EXTENSION TO
NO. 11, LEAR GROVE,
WARWICK

1:100

2024/1/A



PROPOSED EXTENSION TO
NO.11, LEAR GROVE,
WARWICK
1:100

2024/2/8

