

**Planning Committee:** 04 December 2019

**Item Number:** 10

**Application No:** [W 19 / 1544](#)

**Town/Parish Council:** Whitnash  
**Case Officer:** Ankit Dhakal

**Registration Date:** 10/09/19

**Expiry Date:** 05/11/19

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**4 Markham Drive, Whitnash, Leamington Spa, CV31 2PP**

Erection of two storey side extension, single storey front porch and an additional no.1 parking space to the side FOR Mr S Atwal

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This application is being presented to Committee due to the number of objections received.

**RECOMMENDATION**

Planning committee are recommended to grant planning permission subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The applicant is seeking permission for the erection of a two storey side extension and a single storey porch extension. The amended plan shows the side extension to be in line with no.5 Markham Drive and the front porch extension to be in line with no.3 Markham Drive. The side extension will be used as a lounge and dining room at the ground floor whilst the upper floor will provide an additional bedroom with an en-suite at the rear.

During the consultation period, the original plan received 10 objections raising concerns ranging from the size of the extension to possible parking issues on the street. As a result of this, the agent has amended the proposed plan. The width of the proposed side extension is smaller and is set back as well as set down from the original dwellinghouse to give a subservient appearance. Additionally, the agent has reduced the angle of the mono pitched front porch roof and omitted the 1.8 metre boundary fence from the plan. Furthermore, an additional parking space has been proposed to the side of the dwellinghouse to meet the parking standards.

**THE SITE AND ITS LOCATION**

The application relates to a two storey semi-detached dwellinghouse situated on a corner plot in Markham Drive, Leamington Spa. The property has a side garden which is currently enclosed by shrubs and bushes. The neighbouring property no.3 Markham Drive attaches to the application property to the east, and no.5 Markham Drive is located at the rear of the applicant property.

**PLANNING HISTORY**

There is no relevant planning history related to this site.

## **RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- Neighbourhood Plan
- Whitnash Neighbourhood Plan

## **SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** Initially objected on the grounds that the development will ruin the street scene as a result of the boundary fence. However this objection has been withdrawn following the receipt of amended plans.

**County Ecology:** Initial bat survey was not deemed necessary but recommend notes relating to bats and nesting birds.

**County Highways:** Initially objected on the grounds of parking. However they are satisfied with the proposed dropped kerb for an additional parking space.

**Public response:** 10 objections received relating to the side extension not being in keeping with the street scene, the height of boundary fence being obtrusive and unsafe, potential breach of the 45-degree line, concerns over parking, and potential multiple occupancy.

## **ASSESSMENT**

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

- the impact on the character and appearance of the area;
- the impact on the living conditions of neighbouring dwellings;
- car parking; and
- ecological impacts.

### Impact on the character and appearance of the area

Section 7 of the National Planning Policy Framework (NPPF) places significant weight on requiring good design which is a key aspect in achieving sustainable development. New development should positively contribute towards making places better for people.

Whitnash Neighbourhood Plan (2015) Policy W4 requires any new development to be of an appropriate scale, mass and be built in a way which responds to the characteristics of the site and its surroundings.

Policy BE1 of Warwick District Council's Local Plan 2011 – 2029 reinforces the importance of good design as explained by the NPPF. The Policy requires all development to respect surrounding buildings in terms of scale, height, form and massing.

The Residential Design Guide SPG sets out steps which must be taken in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting surrounding buildings and using the right materials.

The amended plan will not be incongruous or be of overbearing design when compared to other properties in the street. The extensions will be constructed from appropriate matching materials. The design would provide a subservient form of development which does not detract from the main dwelling and can easily be read against the existing property.

The side extension is set down from the main ridge line and set back from the front elevation in accordance with the requirements of the Residential Design Guide. Furthermore, the extensions follow the building line of no.3 Markham Drive to the front and no.5 Markham Drive to the rear.

The side extension is no more than two-thirds of the width of the original house, in accordance with the requirements of the Residential Design Guide. Furthermore, an appropriate area of garden is retained to the side, preserving a suitable degree of openness for this corner plot.

It is therefore considered that the extension would have an acceptable impact on the street scene. The development is therefore considered to be in accordance with policy W4 of Neighbourhood Plan and the Local Plan Policy BE1.

#### Impact on the living conditions of neighbouring dwellings

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states that extensions should not breach a 45-degree line taken from the nearest habitable room of a neighbouring property. This serves to protect against loss of light and outlook.

The proposed extensions will not breach a 45-degree line from either of the neighbouring properties. The proposals would also comply with the Council's Distance Separation Standards in relation to the dwellings on the opposite side of

Markham Drive. The development is therefore considered acceptable with regard to the impact on light and outlook.

There are no side facing windows proposed to be fitted within the side extension at first floor level. Other windows are positioned so that they will not cause an unacceptable increase in overlooking of neighbouring dwellings. Therefore the proposals would not cause unacceptable loss of privacy for any neighbours.

In light of the above, it has been concluded that the proposal would not harm the living conditions of neighbouring dwellings. Therefore the proposals are in accordance with Local Plan Policy BE3.

#### Car parking

The proposed development will increase the number of bedrooms from three to four. Under the Council's Parking Standards this would require an additional parking space (3 spaces compared with the existing requirement for 2). Amended plans have been submitted to show an additional parking space. This has been agreed with the Highway Authority. The proposals therefore accord with the Council's Parking Standards and Local Plan Policy TR3.

#### Ecological impacts

The County Ecologist has recommended informative notes in relation to bats and nesting birds. This will ensure that adequate consideration is given to the potential impact on these protected species. In view of the advice from WCC Ecology, the proposal is considered to be in accordance with Local Plan Policy NE2.

### **SUMMARY / CONCLUSION**

The scheme is considered acceptable having regard to the character of the street scene, the existing built form, and the impact on the amenity of neighbouring properties. The proposals would also be acceptable in terms of car parking and ecological impacts.

### **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(s) 02D and 04, and specification contained therein, submitted on 24th October 2019 and 20th November 2019. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

- 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 BE1 of the Warwick District Local Plan 2011-2029.
  - 4 The additional access to the site for vehicles shall not be used unless a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
  - 5 The extensions hereby permitted shall not be occupied until space has been provided within the site for the parking of 3 cars in accordance with the approved site plan no. 04. The approved parking spaces shall be retained at all times. **REASON:** In the interests of vehicular and pedestrian safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.
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