

Planning Committee: 29 January 2019

Item Number: 11

Application No: [W 18 / 2007](#)

Town/Parish Council: Leek Wootton
Case Officer: George Whitehouse
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Registration Date: 26/10/18

Expiry Date: 21/12/18

Romary, 19 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL
Front extension to garage. FOR Mr. Patrick Morley

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

RECOMMENDATION

It is recommended that Planning Committee grant the application for the reasons set out in the following report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for a front extension to the garage.

THE SITE AND ITS LOCATION

19 Hill Wootton Road is detached property which benefits from full PD rights.

There is a TPO tree in the rear garden of the property which is unaffected by the proposals.

PLANNING HISTORY

There is no relevant planning history.

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)
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- [Neighbourhood Plan](#)
- Leek Wootton and Guys Cliffe Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Leek Wootton & Guy's Cliffe Parish Council – Object. The Parish Council considers that this proposal is out of keeping with the general street scene of Hill Wootton Road and would bring the property in front of the general building line of the development along the northern side of Hill Wootton Road.

Public - 1 public letter of objection based on loss of light and outlook from side window.

ASSESSMENT

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

- the impact on the street scene; and
- the impact on the amenity of neighbours.

Impact on the street scene

Local plan policy BE1 states that development will be permitted where it positively contributes to the character and quality of the street scene.

Since there is no clear presiding character of development along Hill Wootton Road due to the unique designs and periods of properties it is not considered the proposals are harmful to the street scene. The proposals are considered acceptable given the unique context in which the house sits, and will not be out of keeping with the street scene. It is also considered the design of the proposed extension and its materials are complimentary to the contemporary design of the original dwelling.

Despite objection from the Parish Council there is not considered to be a strong building line along Hill Wootton road and therefore the proposals are not considered to adversely impact the building line nor the street scene of Hill Wootton Road. At the closest point the proposals are set 8m from the road.

Impact on the amenity of neighbours

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of 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 window providing the principal light source to that room. This serves to protect the extent to which neighbours can enjoy their own dwellings without undue disturbance or intrusion from nearby uses.

While there may be a loss of light to the neighbour's side window as a result of the proposed development, that is a secondary window to the room in question. The 45-degree guideline does not apply to secondary windows, and nor does it apply to side windows. The proposed extension would not infringe the 45-degree line in relation to the window in the front elevation of the affected room, which is the principal light source to that room. It is therefore considered the proposals

would not cause unacceptable loss of light or loss of outlook. As a result, the proposals comply with policy BE3.

Summary

The character of Hill Wootton road lies in its collection of unique properties set back from the main road. The proposals are of a modern design which is complementary to the main dwelling house as well as maintaining a set back of at least 8m from the road. The primary light source to the closest neighbouring room is not materially affected and therefore it is considered the proposals comply with Local Plan Policies BE1 and BE3 and the Residential Design Guide.

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 525/5A, 525/6A and 525/7A, and specification contained therein, submitted on 26/10/2015. **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.
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