

Application No: W 12 / 0290

Town/Parish Council: Barford

Registration Date: 03/07/12

Case Officer:

Graham Price

Expiry Date: 28/08/12

01926 456531 graham.price@warwickdc.gov.uk

11 Keytes Lane, Barford, Warwick, CV35 8EP

Removal of flat roof extension at ground floor, replacement with pitched roof extension, extension to bedrooms at first floor, ancillary alterations FOR Mr R Williams

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes to remove an existing flat roof extension at ground floor to the front elevation and replace with a single storey pitched roof extension incorporating a new front door to serve the property, and the construction of a first floor rear extension over an existing flat roof extension to the rear elevation and changes to rear ground floor fenestration.

THE SITE AND ITS LOCATION

The application property is currently a pair of two storey dwellings that form part of a small terrace of houses located to the south of Carter Drive and to the west of Keytes Lane within Barford. The site is surrounded by residential properties of varying sizes. The terrace of houses is set back from the road, and there are a couple of small garage/shed structures between the facade of the property and Carter Drive.

PLANNING HISTORY

There is no planning history for this site that is relevant to the consideration of this application.

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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Barford Village Design Statement (September 2009)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council - Objection on the grounds that the creation of a distinctive front facade would be detrimental to the character of the area, and that two 2-bedroomed houses would be removed from the housing stock.

WCC Ecology - Recommended a bat survey and the attachment of a bat note. Following receipt of a bat survey, they raise no objection.

ASSESSMENT

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

- Impact on the living conditions of the neighbouring dwellings;
- Impact on the character and appearance of the Conservation Area; and
- Other matters

Impact on the living conditions of neighbouring dwellings

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. The Residential Design Guide (April 2008) provides further guidance for Policy DP2 and states extensions should not breach a 45 degree line taken from the middle of the nearest habitable room of a neighbouring property at first floor, and a 1/4 point for habitable rooms at ground floor level.

Numbers 9 and 15 Keytes Lane are located adjacent to the east and west boundaries of the site respectively and both properties have ground and first floor rear facing windows. The proposed first floor rear extension has been designed not to conflict with the adopted 45 degree guidance, although there is a slight conflict with a line drawn at 45 degrees from the quarter point of the ground floor window at Number 15. There are two rear facing windows serving this room and given also it is a marginal breach, it is therefore considered that there will be no unacceptable detrimental impact on this property. As the windows replace existing windows at first floor level, there will be no additional harm caused by loss of privacy. The proposed front extension will not have any adverse effects on residential amenity of nearby properties. The proposed extensions are therefore considered to be in accordance with Warwick District Local Plan Policies DP1, DP2, the adopted 45 degree guidance, and will not have a detrimental impact on the occupiers of the neighbouring properties through visual intrusion, loss of light or privacy.

Impact on the character and appearance of the Conservation Area

The Warwick District Local Plan Policy DP1 states that development should reinforce or enhance the established urban character of streets; reflect local architecture and historic distinctiveness and respect the surrounding buildings in terms of scale, height, form and massing. The Parish Council has objected to the proposal on the grounds that the proposed distinctive facade would be detrimental to the character of the area. It is considered that the proposal will improve the appearance of the facade by replacing a tired looking flat roof front extension with a new pitched roof one incorporating the new position of the front door. The new front extension is considered to be more in keeping with the original building than the one it replaces. The only other changes to the facade are some minor alteration to the front fenestration. The new windows will match the existing windows on Number 15. It is considered therefore that the proposed changes to the building will enhance the character of the Conservation Area due to its design and form, and will therefore be in accordance with Warwick District Local Plan Policies DAP8 and DAP9.

Other matters

The Parish Council has also objected on the grounds of the loss of a small dwelling. However, the Local Plan does not contain any policies which seek to retain properties of a certain size and this is therefore not considered to be a ground for refusal. Due to the small scale of the proposed extension, it is not considered appropriate to require 10% of the proposed energy usage to be provided through renewable sources.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of design and form; does not adversely affect the amenity of neighbouring residents; and is considered to enhance the character and appearance of the Conservation Area. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing 6350/1 issue 4, and specification contained therein, submitted on 06/04/2012 unless first agreed otherwise in writing by the District Planning Authority. **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.
