

Planning Committee: 11 September 2018

Item Number: 9

Application No: W 18 / 1349

Town/Parish Council: Leamington Spa
Case Officer: Rebecca Compton

Registration Date: 16/07/18

Expiry Date: 10/09/18

01926 456544 rebecca.compton@warwickdc.gov.uk

199 Leam Terrace, Leamington Spa, CV31 1DW

Erection of single storey side and rear extension and single storey rear extension after demolition of existing rear structures, erection of pitched roof dormer in rear roof slope and replacement of the main roof tiles with slate. FOR Mr Webb

This application is being presented to Committee as the application is recommended for refusal and there have been more than 5 letters of support.

RECOMMENDATION

Planning Committee is recommended to refuse planning permission for the reasons set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The application seeks to demolish an existing single storey side extension that is of poor design and replace it with a new single storey side and rear extension. It is also proposed to demolish the existing rear lean-to and replace it with a larger extension. The application also seeks to erect a pitched roof dormer to the rear and replace the main roof tiles with slate.

THE SITE AND ITS LOCATION

The application property is a two storey semi-detached period property with a two storey rear wing and side courtyard, the side courtyard has been built on. The property is located towards the southern end of Leam Terrace and is within the Royal Leamington Spa Conservation Area.

PLANNING HISTORY

W/17/1852 - Demolition of rear lean-to extension and rear lean-to WC and replacement with single storey side and rear extension. Loft conversion including rear dormers. Replacement of concrete roof tiles with slate to main roof - Withdrawn

W/18/0799 - Erection of a single storey rear and side extension following demolition of the existing rear extension, rear pitched roof dormer and replace the main roof tiles with slate -Withdrawn

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)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection

WCC Ecology: Recommend notes relating to bats and nesting birds.

Councillor Colin Quinney: Support.

Public Response: 14 letters of support have been received.

ASSESSMENT

Design and impact on the Conservation Area and the street scene

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Policy HE2 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Finally, the Residential Design Guide SPD sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance

of respecting existing important features; respecting the surrounding buildings and using the right materials.

The Residential Design Guide SPD sets out design principles for side courtyard extensions to properties in the Conservation Area, which include retaining a set back with a glazed roof and a glazed end wall to reflect the *original* layout of the open side courtyard. Whilst the side courtyard extension as proposed does retain a set back with a fully glazed roof, the proposed extension is not considered to reflect the original form and layout of the open side courtyard. It is considered that the original side courtyard would have been located adjacent to the two storey wing and the original coal shed/W.C. In extending past the original rear wall of the wing and lean-to as proposed, it is considered that the proposed extension would extend past the original location of the side courtyard and therefore the original form and location of the open side courtyard would not be easily read against the proposed extensions. Whilst the existing single storey side courtyard extension is not aesthetically pleasing and therefore the proposed extension would be a significant improvement on this, it must be noted that the existing extension clearly reads as an addition to the property and is set back from the original coal shed/WC. The proposal therefore does not comply with the design principles set out in the Residential Design Guide SPD and Local Plan policies BE1 and HE2.

The Residential Design Guide SPD also sets out design guidance for roof dormers which states that dormers should be pitched roof, of a modest size and should be located sensitively in the roof slope. The proposed rear dormer is considered to be of an excessive size and scale for a property in the Conservation Area, being of a similar size to the existing first floor window below. Dormers should be subservient to the original property, due to its size and scale, the proposed dormer would appear over dominant in the roof slope and would detract away from the original character of this property which would not have typically benefited from rear dormers.

The Conservation Officer has objected to the proposed dormer stating that it should be reduced in size and positioned lower in the roof slope in accordance with our guidelines. The Council has taken a consistent approach in requiring smaller scale pitched roof dormers within the Conservation Areas which can be seen in the immediate and wider area surrounding the site where various pitched roof dormers have been approved since the guidance was adopted in 2008.

This proposal is therefore considered to cause harm to the character and appearance of this period dwelling and the surrounding Conservation Area. Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. It is considered that there are no public benefits associated with the proposed development.

Impact on the amenity of neighbouring properties

The proposed extensions would not breach the Council's adopted 45° line to the neighbouring property at No.201 Leam Terrace. The other adjacent property is a

Public House and therefore there is no assessment to be made regarding residential amenity. Therefore the proposal is not considered to have a negative impact upon the living conditions of the adjacent property in terms of loss of light and outlook.

The proposal is therefore considered to comply with Local Plan policy BE3 and the Residential Design Guide SPD.

14 letters of support have been received from neighbouring properties on the basis that the extensions would be an improvement on the existing property, would have no impact on the street scene and would be sympathetic to the Conservation Area.

CONCLUSION

It is considered that the design of the proposed rear dormer and side courtyard extension is not in accordance with Warwick District Council's Residential Design Guide SPD and will result in material harm to the character and appearance of this property in the Conservation Area.

REFUSAL REASONS

- 1 Policy HE2 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Residential Design Guide SPD sets out design principles for side courtyard extensions to properties in the Conservation Area and roof dormers in the Conservation Area.

In the opinion of the Local Planning Authority the design of the proposed rear dormer and the side courtyard extensions are not in accordance with Warwick District Council's Residential Design Guide SPD, and are therefore considered to cause harm to the character and appearance of the property and the wider Conservation Area.

The development is thereby considered to be contrary to the aforementioned policies.
