

Planning Committee: 27 May 2014

Item Number: 12

Application No: W 14 / 0473

Town/Parish Council: Warwick
Case Officer: Liz Galloway

Registration Date: 02/04/14

Expiry Date: 28/05/14

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78 Montague Road, Warwick, CV34 5LL

Erection of a front porch; two storey side extension; two storey rear extension
and single storey rear extension FOR Mr Uppal

This application is being presented to Committee due to an objection from the Town Council and a Ward Councillor having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a front porch, two storey side and rear extension and a single storey rear extension.

THE SITE AND ITS LOCATION

The application property is a semi-detached dwelling with detached rear garage and driveway located to the east of Montague Road and to the north of The Ridgeway.

PLANNING HISTORY

W09/1408 - Refused for the erection of a two storey side and rear single storey rear extension principally by reason of the impact of the depth of the proposed single storey extension on 80 Montague Road.

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)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The emerging Warwick District Local Plan 2011 – 2029.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council request a site visit because it is considered that the massing of the development will impact upon the adjoining properties and accordingly does not comply with Local Plan Policies.

Warwick North Councillor: Requests that the application be considered by Planning Committee.

WCC Ecology: Recommend bat note

ASSESSMENT

The proposal is for the erection of a two storey side extension to create a family room and kitchen with bedroom 3 and master bedroom with en-suite and dressing rooms above. A single storey extension is also proposed to the rear of the property to create an extended kitchen and dining room along with a front porch.

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues

The impact on the street scene

The proposed extension will be situated on the side and rear of the property and will be visible within the street scene. The Warwick Town Council have objected to this proposal on the grounds of unacceptable massing which it is considered will impact on the adjoining properties and result in non-compliance with Local Plan Policies. However, it is considered that the proposed extension will be subordinate to the existing property being set down from the dominant roof level and set back marginally from the front elevation, thus creating a subservient form of extension. Although a significant proportion of the proposed extension is situated to the side of the property it is considered that this development would not be unacceptable within the street scene due to the subservient design in relation to the existing property and will not erode the openness of this corner plot to the extent that a planning objection could be raised on that ground. The positioning of the property is such that the proposal would be prominent; however many similar designs of extension exist in the area generally and it is considered that the proposal would not have a detrimental impact within the locality sufficient to justify a refusal of permission. The development is,

therefore, considered to comply with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Policy DP2 requires development to not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The proposals will not harm adjoining uses and would therefore comply with this Policy.

Number 80 Montague Road lies adjacent the northern boundary of the application site and has no rear extensions. This neighbour has a large rear window which lies on the boundary with the application site and it is considered that the proposed single storey rear extension will breach the 45 degree guideline. However, by reason of the reduced depth of this element of the proposal relative to that previously refused it is not considered that the impact of the proposal is sufficient to justify the refusal of permission on that ground. The relationship of the proposed first floor extension to this property is such that there is not considered to be any material impact.

Number 1 The Ridgeway lies to the rear of the application site and is a detached bungalow with integral rear garage. This neighbour has a side facing entrance door, small side facing bedroom window looking towards the application site. There is also a large boundary hedge running along the rear boundary of the application site which is in their ownership and within their boundary. This neighbour will be situated approximately 20 metres away from the proposed first floor element of the rear extension, and on balance it is considered that this neighbour will not be significantly affected by loss of light, outlook or privacy to the extent that planning permission should be refused.

By reason of the relationship and separation distances between the proposals and other properties facing towards the application site, there is considered to be no material impact on those properties.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted an application detailing how 10% of the energy is to be provided by renewables. As such, the proposals are considered to be in accordance with the Warwick District Councils Local Plan Policies DP12 and DP13.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

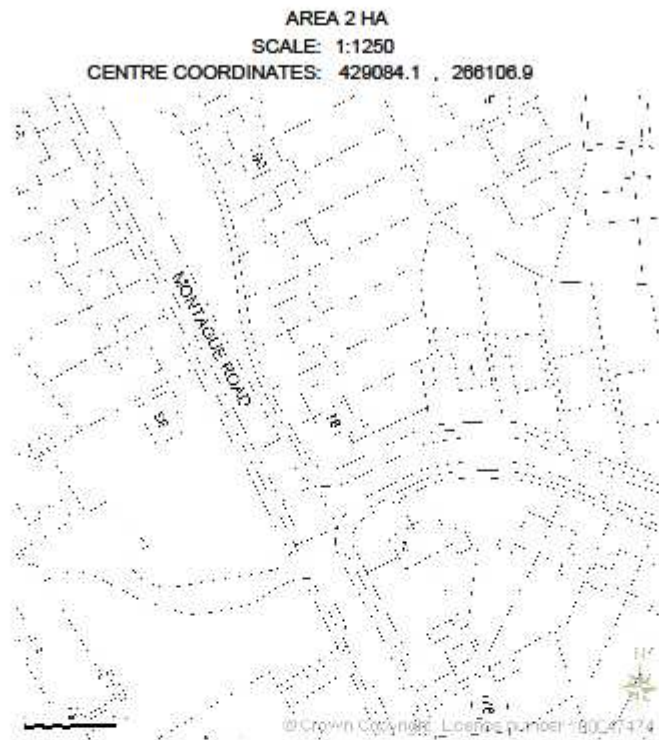
WCC Ecology have commented on this application however, they consider that a cautionary bat note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed two storey side/rear extension and front and rear single storey extensions are acceptable in terms of their character and appearance within the street scene and do not significantly impact on the amenities of surrounding neighbours such as would support a reason for refusal.

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 drawings 003K, 004L, and specification contained therein, submitted on 2nd 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.
- 4 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

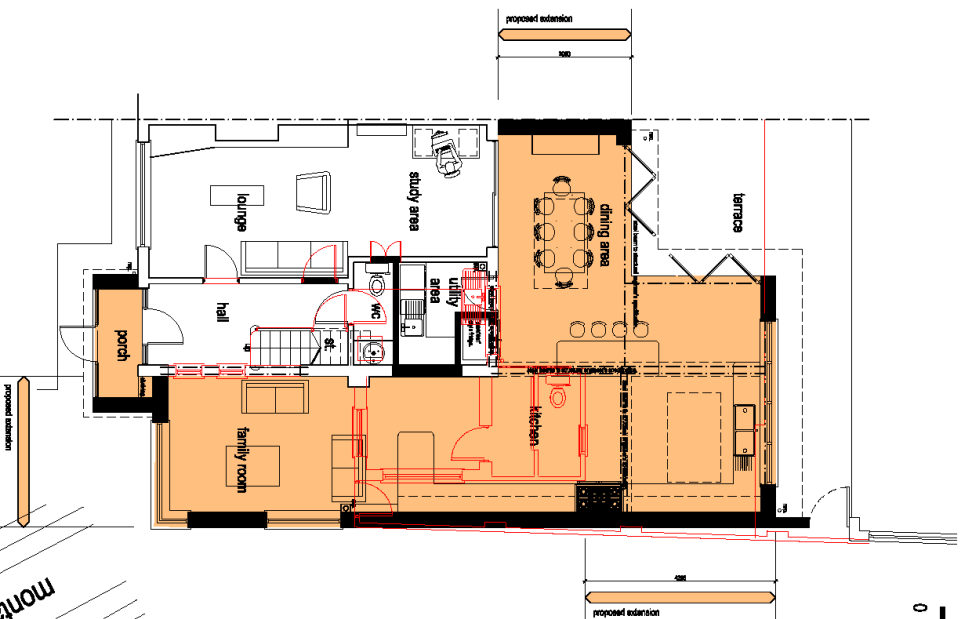


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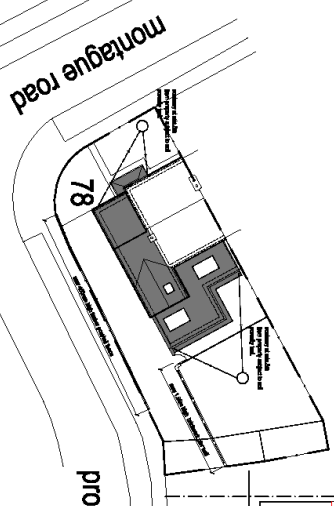
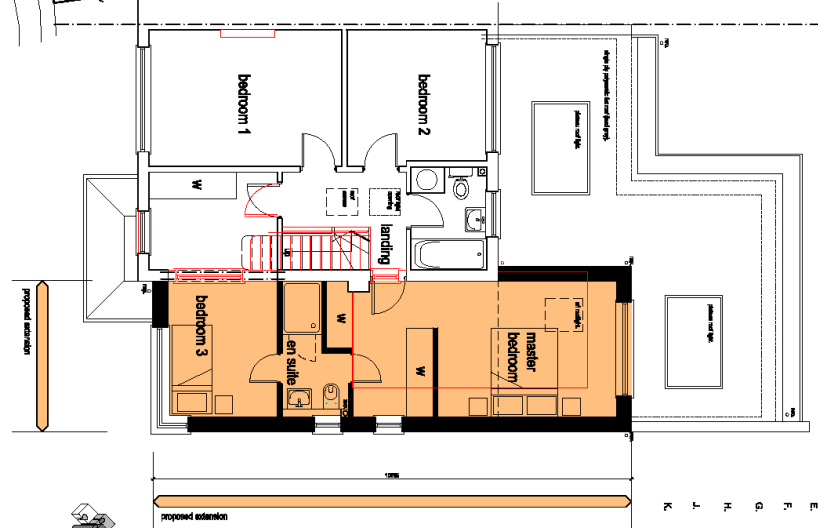


- Proposed extension
- Existing structure to be retained
- Existing structure to be demolished
- Proposed extension

proposed ground floor plan



proposed first floor plan



site plan (1:200 @ A1)

Revision	Date
A.	Oct 08
B.	Oct 08
C.	Nov 09
D.	Nov 09
E.	Oct 12
F.	Nov 12
G.	Jan 13
H.	Mar 13
I.	Mar 14
K.	Mar 14



PLANNING APPLICATION

CLIENT: Mr & Mrs Uppell

PROJECT: Extension & Alterations to 78 Montague Road, Wetherby, Leeds LS23 7JL

PROPOSED: Proposed Ground & First Floor Plans

SCALE: 1:200 @ A1 (1:100 @ A2/A4 Drawings)

DATE: Oct 2009

DRAWN: GMD

JOB N°: 003K

DRAWING N°: 003K

