

Planning Committee: 27 May 2014

Item Number: 13

Application No: W 14 / 0413

Town/Parish Council: Whitnash
Case Officer: Sally Panayi

Registration Date: 20/03/14

Expiry Date: 15/05/14

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2 Greenhill Road, Whitnash, Leamington Spa, CV31 2HG

Demolition of existing garage and utility room and erection of two storey side extension including new garage. FOR Mr Harman Randhawa

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal the subject of the current application is for the demolition of the existing garage and utility room and the erection of a new garage and utility room with first floor accommodation over.

THE SITE AND ITS LOCATION

The dwelling the subject of this application is a detached house located in Greenhill Road, on a large corner plot at the junction with Church Lane. The corner of Greenhill Road and Greville Smith Avenue is also occupied by the neighbour at 71 Greville Smith Avenue to the north. The two properties are positioned at right angles to each other with the rear elevation of number 71 overlooking the rear garden of the application site. St Margaret's Church is located to the south of the application site and is located within the Conservation Area, the boundary of which is formed by the southern garden boundary of the application site. The application site is therefore adjacent to rather than within the Conservation Area. The character of the street is of predominantly detached houses and bungalows in a variety of styles.

PLANNING HISTORY

There is no planning history relating to this property.

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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- National Planning Policy Framework.
- The emerging Warwick District Local Plan 2011 - 2029.

SUMMARY OF REPRESENTATIONS

Neighbour Objection:

1. 3 Greenhill Road. No additional parking for the larger property will result in on street parking on the corner of the road. This is over development. The extension would be better to the rear or other side of the property.

2. 71 Greville Smith Ave. The extension should be smaller. Overlooking windows should be fixed obscure glazed below transom height. The neighbour's rear garden is only 16 feet wide and will have sunlight blocked by the extension.

Whitnash Town Council: The proposal is over development and unneighbourly. Vision splays need to be considered as this is a corner plot and any high walls will hamper vision splays at this junction.

County Ecology: Recommend that a note relating to bats, nesting birds, amphibians and reptiles as protected species, be attached to any approval granted.

Assessment

The main issues for consideration are:

The principle of the development and the impact on the streetscene

The impact on the amenity of the neighbouring residents

Parking and highway safety

The principle of the development and the impact on the streetscene

Local Plan Policy DP1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. Paragraph 58 of the National Planning Policy Framework promotes development that reflects the appearance and character of the surrounding area. The District Council's Residential Design Guide 2008 sets out design criteria that should be adhered to in order to meet the objectives of good design and layout outlined in Local Plan Policy DP1.

The two storey side extension projects to a width of 4.0 metres beyond the original first floor flank wall and 1.0 metre beyond the flank wall of the original

garage. A 1.0 metre access path has been maintained to the side of the proposed extension. The extension has been designed in the style of the original dwelling, with materials indicated to match the existing. The ridge line of the roof is set down from the main dwelling by 0.3 metre and is in accordance with the Council's Residential Design Guide requiring that the extension is subservient to the original dwelling.

Taking all matters into consideration, it is considered that the proposed extension meets the requirements of Local Plan Policy DP1 and the Residential Design Guide and is acceptable in design terms.

The impact on the amenity of the neighbouring residents

Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of outlook and visual intrusion. The Council's Residential Design Guide provides a design framework for Policy DP2 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property.

The neighbour at number 71 has a rear garden with a depth of 5.0 metres, with the rear boundary forming the side garden boundary of the application site. The two first floor bedroom windows of this neighbour are the sole windows for those rooms and overlook the garden of the application site. The extension is not directly to the rear of these windows but set to the south west. There is an existing separation distance of 9.0 metres between the corners of the two dwellings at first floor level. In terms of any impact on a 45 degree line taken from the neighbours windows, there is already a conflict with the existing house, however as a result of the proposal, this separation will be reduced by 4.0 metres. Given that the application site is to the south of the neighbour there will be some loss of light, however, in view of the juxtaposition of the properties it is not considered that any such harm is to a degree that would warrant refusal of the application.

The north side elevation of the proposed extension has three windows at ground floor serving the utility room, the garage and a downstairs shower room and in addition a secondary first floor window serves the bedroom. The existing garage and utility has three windows at ground floor which are screened from the neighbour at 71 Greville Smith Avenue by the 1.8 metre fence and the neighbour's detached garage. It is considered that the proposed ground floor flank windows will not result in overlooking, although it is considered that the first floor side window should be obscure glazed to prevent any overlooking.

A first floor window is proposed in the rear elevation of the extension to serve the en suite for the additional bedroom, which is also proposed to be obscure glazed.

On balance the proposed extension is not considered to result in impacts to the amenities of adjacent properties to the extent that planning permission should be refused.

Parking and highway safety

Local Plan Policy DP8 requires that development will only be permitted that makes provision for parking and which does not result in on-street parking detrimental to highway safety. The application proposes the rebuilding of the garage and the creation of an additional bedroom at first floor. The parking space requirement for a five bedroom dwelling is two spaces. There is sufficient parking available within the re-built garage, on the drive and within the front garden of the property to meet this requirement, therefore the proposal is considered to meet the requirements of policy DP8.

By virtue of its position and design, it is not considered that the proposed extension materially impacts upon highway visibility.

Other Matters

Health and social wellbeing Not applicable

Ecology: In accordance with Local Plan Policy DP3, a bat informative note will be issued with any decision notice granting planning permission in order to protect such species from construction works. In addition a note relating to nesting birds, reptiles and amphibians as protected species is to be attached to any approval granted.

Renewables: Given the limited scale of the development proposed, it is considered that a requirement to provide renewables in accordance with Policy DP13 and the associated SPD would not be appropriate in this case.

Summary/Conclusion

In the opinion of the Local Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents to the extent that planning permission should be refused. The proposal is therefore considered to comply with the policies listed.

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 GL-014-001-002, GL-014-001-003, GL-014-001-004 and GL-014-001-005, and specification contained therein, submitted on 20th March 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 Prior to the occupation of the development hereby permitted, the first floor master bedroom window in the north elevation and the first floor master bedroom en suite window in the east elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.
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