

Planning Committee: 16 August 2016

Item Number: 7

Application No: [W 16 / 0809](#)

Town/Parish Council: Whitnash
Case Officer: Holika Passi

Registration Date: 17/05/16

Expiry Date: 12/07/16

01926 456541 holika.passi@warwickdc.gov.uk

168 Brunswick Street, Leamington Spa, CV31 2ER

Side and rear single storey extension, and rebuilding of garage with new pitched roof over and front porch (resubmission of application W/16/0249) FOR Mr & Mrs A Bassi

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 application seeks permission for a side and rear single storey extension, which will adjoin the rear extension in the process of being built and therefore its implementation has begun. It further proposes the rebuilding of the garage (to be converted into a habitable room) with a new pitched roof as well as a front porch, and the repositioning of a boundary fence to the side boundary in the rear garden. This is a resubmission of application W/16/0249, which could not be supported as the extension which did not require prior approval as part of prior notification ref W/15/1774 had not yet been built, and would not have otherwise been acceptable as part of the full application as was submitted at that time.

THE SITE AND ITS LOCATION

The application site relates to a semi-detached property in Whitnash, sited to the south side of Brunswick Street. It currently benefits from an original integrated side garage and a front driveway.

PLANNING HISTORY

W/15/1732 - Permission Required - Prior approval notification for a proposed larger home extension for the erection of a single storey rear extension; 6m deep, 2.7m to the eaves and 4m high - Permission would have been required as it constituted a wrap around extension.

W/15/1774 - Prior Approval not required - Prior Notification of proposed larger home extension for the erection of single storey extension, 6.0 metres deep, 4.0 metres in height and 2.7 metres to eaves.

W/16/0249 - Withdrawn - Proposed single storey side and rear extension - Withdrawn as this application assumed that the 6m extension granted (as per W/15/1774 by prior approval not being required) had been built as a fall-back, but it had not yet been implemented, and therefore would be considered as part of the full application, and could not have been supported due to amenity issues.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Objection on the grounds overdevelopment, not being neighbourly and also infringes 45° guidelines

WCC Ecology: No objection subject to bat and bird note

Assessment

Design and Impact on the Street Scene

The front porch and rebuilding of the side garage with pitched roof are the only aspects of the proposal which will be viewed from the street scene, and the scale, heights, depths and widths of these aspects of the extensions are considered wholly proportionate to the existing property, and of a suitable design which compliments the street scene and would match well with the adjacent neighbour at No. 170.

To the rear, an extension of 6 metres deep to the full width of the original house (not including the garage) already has prior approval (does not require permission), and is partly constructed (and therefore implementation has begun).

The new proposals are to attach to this extension; the extension will continue to the rear of the rebuilt garage, along the boundary, squaring off the section behind the old garage up to and beyond the depth of the approved extension, with a further depth of approximately 4 metres (to a width of 5.2 metres, and set in from the other boundary with the adjoining neighbour by 3.3 metres). In order to accommodate this, the boundary fence will be repositioned to still allow a side access into the rear garden (upon the land of No. 170 which is also within the ownership of the applicant).

The resulting protrusion from what was the original rear wall of the house will be approximately 10m, which is considered significant, however, the proposed height is acceptable and appropriate and the general design is respectful to the main house, and will not be viewed from the street. Furthermore, a large proportion of the garden amenity space will remain intact. Therefore, on balance, there is not considered to be a significant harm in terms of the design and scale of the rear proposals. The works are also fully subservient as per Warwick DC's Residential Design Guide.

Impact on Neighbouring Amenity

No overlooking will occur by way of any part of the proposals, as only direct front and rear windows are proposed at ground floor. To the front, the proposals will not breach the 45 degree angles of the nearest neighbouring front habitable room windows hence it not considered that there will be any adverse impact to their amenity.

To the rear, No. 170 have substantially deep rear and side extensions similar to the proposed, and the proposed extension to his side boundary will not breach the 45 degree angle to the midpoint of the nearest rear habitable room window of this neighbour, and will therefore also cause no adverse impact in terms of over dominance or loss of light.

Concerning the neighbour at No. 166, the 6 metre extension being constructed by prior notification cannot be assessed in terms of its amenity impact as it does not form a part of this application and is already lawful to be built. The additional rear extensions in relation to this neighbour will have no further impact than the 6 metre extension due to the set in from the boundary of 3.3 metres, and therefore the existing extension will screen the new extension and the distance will not allow it to be overbearing nor cause a loss of light to this neighbour.

Renewables

Due to the scale of the development, it is considered that a minimum of 10% energy or carbon savings should be made on the new development, in accordance with Policy DP13 and Warwick DC's Sustainability Statement Guidance. The applicant has proposed a fabric first approach, for which they

have adequately demonstrated an 11% carbon saving, by a suitably qualified professional.

Summary/Conclusion

The proposed extensions are considered acceptable in scale, design and subservience for the subject property and the street scene (and the rear aspects acceptable in scale on balance) and will cause no form of adverse impact to the neighbouring amenity of any current or future occupier that warrants refusal of the application. They will be constructed in accordance with Warwick's Sustainability Statement Guidance and the application is therefore recommended for approval.

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 2085/4 submitted on 3rd May 2016 and 2085/5/3/B submitted on 17th May 2016, and specification contained therein. **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/fabric first 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. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
