

Planning Committee: 29 March 2016

Item Number: **10**

Application No: [W 16 / 0265](#)

Registration Date: 11/02/16

Town/Parish Council: Leamington Spa
Case Officer: Emma Spandley

Expiry Date: 07/04/16

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4 Somerville Mews, Coniston Road, Leamington Spa, CV32 6PE

Erection of a two storey rear extension FOR Mr Hulme

This application has been requested to be presented to Planning Committee by Councillor Gifford

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a two storey rear extension.

THE SITE AND ITS LOCATION

The application property is a two storey end of terrace property built in the 1960's. The property has a flat roof to the main building and a flat roof over the existing garage to the front with a balcony above. The application property is not located within a Conservation Area.

PLANNING HISTORY

W/15/2092 - Erection of a two storey rear extension - withdrawn.

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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (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

Cllr Gifford: Requested that the application be referred to Planning Committee if officers minded to grant on the basis of harm to the living conditions of the occupier of the neighbouring property at No.3 Somerville Mews.

WCC Ecology: Recommend bat note.

Public Response: The occupier of No.3 Somerville Mews has objected to the application on grounds of visual intrusion, loss of light, impact on sunlight and the rear amenity area.

ASSESSMENT

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

- The impact on the living conditions of neighbouring properties;
- The impact on the character and appearance of the area;
- Sustainability
- Ecology

The impact on the living conditions of neighbouring properties

The occupier of the neighbouring property at No.3 Somerville Mews has objected to the proposed two storey extension on grounds of harm to their living conditions as a result of loss of light and outlook. Cllr Gifford has called the application in on similar grounds including the remaining garden area available for the occupants of the application property.

The Council's adopted 45 Degree Line SPG states, with regards to two storey extensions, that the 45 degree line is drawn from the quarter point at ground floor and mid-point at first floor of the nearest window or windows from the original face of the adjoining property providing the principal source of light to a habitable room.

No.3 Somerville Mews has in the rear elevation at ground floor two large, full height, patio doors which account for over three quarters of the rear elevation. These windows serve one single room and are considered both to provide the main source of light to this habitable room. In this particular case, it is considered appropriate to take the 45 degree line from the quarter point of the ground floor as a whole rather than the nearest window because of the amount of glazing to what is a single room. At first floor the line is taken from the mid-point of the nearest window at first floor, as this window is the only window which serves this room.

The proposed extension is set off the shared boundary with No.3 by 1.8 metres, and taking the above into account, the 45 degree line is not breached from either ground or first floor.

It is considered that the proposed extension is acceptable and will not result in material harm to the occupiers of No.3 Somerville Mews by reason of loss of light or outlook such that would justify a refusal of planning permission. The proposal is therefore considered to accord with Policy DP2 of the Warwick District Local Plan 1996 - 2011.

The impact on the character and appearance of the area

The proposed extension is two storey and will be constructed of materials which will match the existing house. Whilst two storey flat roofed extensions are not normally allowed, in this particular case as the house itself is a flat roofed, the introduction of any form of pitched / hipped roof would appear as an incongruous feature on this property type. Therefore a flat roof in this instance is appropriate and follows the form and character of the main house.

It is considered that the proposed extension is acceptable and will not introduce and incongruous feature within the street scene and therefore accords with Policy DP1.

Other Matters

The objection from Cllr Gifford in respect of the amount of rear amenity space which would be left for the occupiers of the application property is noted. Whilst the District Council does not have any minimum standards with regards to garden sizes, the rear garden is currently 70 square metres and the proposed two storey extension would only remove 13.85 square metres. As such 56.15 square metres of rear, useable, garden space would be left which is considered sufficient to provide a satisfactory amount of outdoor space for the current and future occupiers of the property.

Sustainability

Due to the limited scale of the proposed development it is not considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables or reduce CO² through a fabric first approach would be appropriate.

Health and Well being

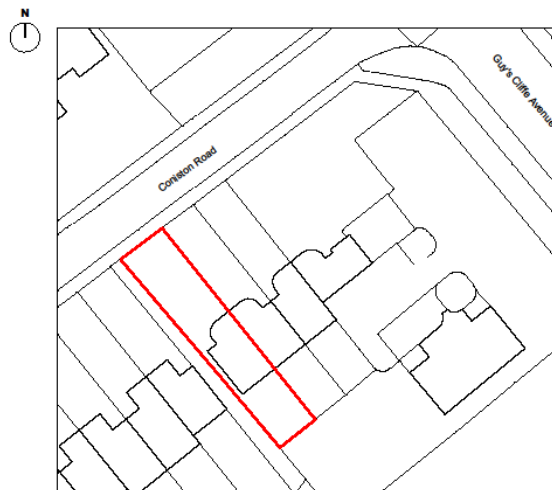
The application is not considered to have an adverse impact on health and wellbeing.

SUMMARY/CONCLUSION

The application is considered to accord with Policies DP1 & DP2 of the Warwick District Local Plan 1996 - 2011 and the Residential Design Guide SPG and therefore will not cause material harm to the occupiers of No.3 Somerville Mews through visual intrusion or loss of light. The extension has been designed in line with the character of the existing property and therefore will not introduce an incongruous feature within the street scene.

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 drawing No.P003; P004 & P005 and specification contained therein, submitted on 11th February 2016. **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.



Site Location Plan
1:500

Notes	
Revisions A DH 10.11.2015 Issued for planning	
FOR PLANNING APPLICATION ONLY	
0 m 5 m Scale - 1:500 @ A3	
Client	
Mr and Mrs Concannon	
Rear Extension to: 4 Somerville Mews Coniston Road Leamington Spa CV32 6PE P001 Site Location Plan.	

