

Planning Committee: 16 August 2023

Item Number: 8

Application No: [W 23 / 0639](#)

Town/Parish Council: Warwick

Case Officer: Thomas Senior

01926 456539 thomas.senior@warwickdc.gov.uk

Registration Date: 15/06/23

Expiry Date: 10/08/23

5 Mulberry Drive, Warwick, CV34 5JP

Erection of single storey side and rear extension FOR Mr Thomas Murphy

This application is being presented to Planning Committee as the applicant is a current employee of Warwick District Council.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF DEVELOPMENT

The applicant seeks planning permission for the erection of a single storey side and rear extension.

THE SITE AND ITS LOCATION

The application site relates to a two-storey detached dwelling, located at the northern end of Mulberry Drive, Warwick. The property benefits from its own private driveway and a single storey pitched roof garage. The topography of the plot varies significantly, with the garden level set considerably lower than the dwellinghouse, with the bank of the Grand Union Canal immediately adjacent to the rear boundary of the site.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - No objection.

WDC Tree Officer - No objection.

WCC Ecology- No objection, recommended notes attached.

Public Response - None received.

ASSESSMENT

Design and the impact on the character and appearance of the streetscene

The NPPF (2021) places an increased emphasis on the importance of achieving good quality design as a key aspect of sustainable development. Paragraph 130 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate external facing materials.

Local Plan Policy BE1 echoes paragraph 130 of the NPPF and states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected to demonstrate that they harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use so that the established character of the streetscene is respected.

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 proposed side extension will create a utility room in the space that is currently present between the garage and side wall of the existing dwellinghouse, with the rear extension extending the depth of the existing kitchen before meeting the proposed side extension and extending back beyond the existing retaining wall. The only element of the proposal that will be visible from the streetscene is the side extension, with this set to be comprised of a mono-pitched roof, with the rest of the proposed extension set to be flat roofed. The use of a mono-pitch roof will ensure that the proposed development is in accordance with the Residential Design Guide SPD and its specific design principles relating to the unacceptability of flat roofed side extensions. The proposed development is therefore considered to have an acceptable impact on the character of the streetscene.

The area of the extension that will be visible from the streetscene is set to be comprised of brickwork to match the existing brickwork present on the garage and the ground floor level of the dwellinghouse. The use of matching materials on this particular section of the extension is considered to be a positive addition to the proposal, as it will harmoniously integrate the existing garage and dwellinghouse together. The remainder of the proposal is to be comprised of a white rendered finish, with the adoption of this material finish considered to be acceptable owing to the fact that the entire external finish of the first floor of the dwellinghouse is comprised of a render.

In light of the above, the proposed extension is considered to constitute good quality design and is therefore considered to be acceptable and in accordance with Local Plan Policy BE1 and the Residential Design Guide SPD.

Impact on neighbouring properties and the current and future occupiers of the development

Warwick District Local Plan Policy BE3 requires that development must have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states how extensions should not breach a 45-degree line taken from the nearest habitable room of the neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effect or disturbance/intrusion from nearby uses. Policy BE3 also requires that all development should ensure that acceptable standards of amenity space are provided for existing and future occupiers of the development site.

Owing to the nature of the plot, the location of the proposed development within the site and the position of neighbouring dwellings, there is no breach of the 45-degree line from any neighbouring occupier. It is therefore considered that the impact the extension will have on the amenity of neighbouring occupiers is acceptable in terms of light and outlook and in accordance with the Residential Design Guide SPD.

Moreover, the impact that the proposal will have on the amenity of the current and future occupiers of the subject dwelling is considered acceptable, with the applicant also benefiting from ample private amenity space that is in accordance with the Residential Design Guide SPD.

Ecology

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposal likely to impact on these assets will be subject to an ecological assessment.

Warwickshire County Council Ecology recommended that in the event of an approval, explanatory notes are added for the protection of bats, birds and hedgehogs. These notes have been attached as requested, and the proposal is considered to comply with Local Plan Policy NE2.

Trees

As there are protected trees within both the application site itself and the immediate vicinity of the site, the applicant was asked to submit a tree survey

setting out how these trees will be protected and any mitigation measures that could be put into place to prevent any harmful impact upon these particular trees if the proposed development was to receive planning permission. A detailed Arboricultural Report was submitted in support of this application and the Council's Tree Officer has no objection to the proposed development, stating how it can be completed without any further Arboricultural works or conditions.

SUMMARY/CONCLUSION

The proposal is considered to constitute good design and have an acceptable impact on amenity. The development is considered to comply with all aforementioned policies and is 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 drawing(s) M2305_PL_DRG_0001, and specification contained therein, submitted on 28/04/2023. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
