

Application No: [W 15 / 0938](#)

Town/Parish Council: Whitnash
Case Officer: Sally Panayi

Registration Date: 16/06/15

Expiry Date: 11/08/15

01926 456541 Sally.Panayi@warwickdc.gov.uk

33 Morse Road, Whitnash, Leamington Spa, CV31 2LH

Proposed single storey side extension and single storey rear extension to form a new Dining room & Study and enlarged Kitchen respectively. FOR Mr & Mrs Bunn

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 is for a single storey side extension indicated to be 4.0 metres in width and 8.0 metres in depth. The front wall of the extension is to be set back from the original front wall of the house by 0.7 metre. A distance of 4.8 metres is proposed between the front of the extension and the back edge of the pavement to accommodate the parking of a vehicle. In addition a single storey rear extension is proposed 1.95 metres in depth and 2.8 metres in width to increase the size of the kitchen/dining room.

THE SITE AND ITS LOCATION

The application relates to a two storey semi detached house located on a corner plot at the junction of Morse Road and Cypress Lane. The detached building at the end of the garden is positioned tight to the boundary with 7 Cypress Lane. A 2.0 metre high timber panel fence with concrete posts and concrete barge board encloses the garden to the side and rear of the house and forms the boundary positioned up to the back edge of pavement. A porch with a tiled pitch roof projects forward of the front elevation of the property.

PLANNING HISTORY

- W/75/0591 - Erection of 63 dwellings was approved in 1975. Parts 1 and 2 Permitted Development Rights were removed by condition.
- W/10/1670 - Two storey side and single storey rear extension. Approved 03/06/11

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)
- DP8 - Parking (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)
- TR4 - Parking (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)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Objection. The proposed vehicle access is on bend and junction. There is restrictive splay vision from the Cypress Lane junction and the proposed access and parking is too close to junction. The proposed extension is detrimental within the street scene.

Warwickshire County Council Highways: The Highway Authority has no objection to the proposed extensions however, the proposed new access is not considered to be acceptable. The proposed access is located on the radius of the Morse Road/Cypress Lane junction. Vehicles egressing the driveway will have restricted visibility of vehicles travelling on Cypress Lane towards Morse Road, which could result in vehicle conflict. Also, as the access is located on the junction, it could potentially create conflicting vehicular movements.

Note to LPA: Should a revised drawing be submitted whereby the proposed access and driveway have been removed, the Highway Authority would have no objection to the proposed development.

Assessment

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

The impact on the Character and Appearance of the Area

The impact on the living conditions of nearby dwellings

Car Parking and Highway Safety

Sustainability

Ecological Impact

Health and Wellbeing

The impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design, which is a key aspect of sustainable development, and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

Furthermore, Warwick District Council's adopted Local Plan 1996 - 2011 policy DP1 and emerging Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing and should harmonise and enhance the existing settlement.

The Local Plans call for development to be constructed using the appropriate materials and seek to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out guidance directed at achieving good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

Planning permission was granted in 2011 for a two storey side extension in a similar position but with the front wall of the extension positioned flush with the front of porch. The approved plan indicated the removal of a length of the boundary fence and replacement with a hedge in order to create a more open appearance on the corner plot. The impact of the single storey extension is considered to have less impact on the street scene than the scheme previously approved being single storey and with the front wall of the extension set back from the front porch by 1.5 metres. The extension is designed in accordance with the Residential Design Guide SPG.

The impact on the living conditions of nearby dwellings

Warwick District adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy DP2, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

There is no impact on neighbouring properties as a result of the single storey side extension in terms of overlooking or loss of light. The single storey rear extension is to the same dimensions as the previously approved scheme which was at that time amended in order that it did not have a significantly adverse impact on the attached neighbouring property at 35 Morse Road. There remains a 0.5 metre breach of a 45 degree line taken from the midpoint of the neighbouring property ground floor window which was previously deemed to be acceptable and not to result in a material impact that would warrant a recommendation of refusal.

Car Parking and Highway Safety

The single storey extensions do not increase the bedroom accommodation and do not create a requirement for an increased parking provision in line with the Council's adopted Local Plan Policy DP8 and the emerging Local Plan Policy TR4. The application plans indicate a car parked to the front of the extension. There is sufficient garden length at that point for a vehicle to be parked in that location.

Whilst the proposal includes a new vehicular access and dropped kerb, this element of the proposal does not require planning permission. Whilst the highway authority have objected to this proposal in relation to this aspect of the proposal, planning permission could therefore not be refused for that reason. In view of the highways authority's objection to that element, it is understood that they would not permit the construction of the pavement crossing. There is an existing parking space on the drive to the rear of the property adjoining number 7 Cypress Lane.

Sustainability

Given the limited scale of the development proposed there is no requirement to provide energy efficiency measures in this case.

Ecological Impact

There are considered to be no ecological issues as a result of the proposed development.

Health and Wellbeing

N/A

SUMMARY/CONCLUSION

The proposed single storey side extension and the single storey rear extension are considered to be acceptable in design and of a scale which would not impact adversely on the on the character or appearance of the street scene and do not substantially impact on the amenity of neighbouring properties to a degree that would warrant 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 drawing 15/69-02, and specification contained therein, submitted on 15th June 2015. **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.
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