

Planning Committee: 08 December 2015

Item Number: 10

Application No: [W 15 / 1702](#)

Town/Parish Council: Whitnash

Case Officer: Sarah Willetts

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Registration Date: 16/10/15

Expiry Date: 11/12/15

14 Mullard Drive, Whitnash, Leamington Spa, CV31 2QE

Erection of single storey side and rear extension after demolition of existing garage in rear garden FOR Mr Ball

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

This application is for a single storey side and wrap around rear extension to create an enlarged kitchen/ dining room along with a new bedroom, W.C. and utility with a garage store. The extension to the rear will extend 3m in depth to the full width of the house before returning to meet to the side wall of number 16 and extending forward along the side of the house by 11.3m. The maximum overall height of the lean-to extension is 3.2m dropping down to 2.6m finished with roof lights. Bi-fold doors are proposed to serve the rear dining room into the garden.

THE SITE AND ITS LOCATION

The application property is one half of a pair of semi-detached houses located on the West side of Mullard Drive. The property is set within a row of similar circa 1970's modern style houses. The house has a gable roof with overhanging eaves and deep soffits. Many of the houses in the road have been altered and extended in the past. Some properties have the garages set forward while others have the garages set back. The garage to the application property is to the rear down along the side of the house. The house has previously been extended by way of a conservatory to the rear. The garden to the rear is well enclosed. The frontage is paved over and provides parking for two cars. The house is situated within a well-established residential area.

PLANNING HISTORY

None relevant to the determination of this application.

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)
- 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)
- CC3 - Buildings Standards Requirements (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)
- Whitnash Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Whitnash Town Council - Object on grounds that insufficient parking is provided.

Public Response - One objection has been received from the neighbour at No.16 Mullard Drive on the basis that the side extension will join their converted garage and will turn their property from a semi to a link-semi which will affect the value of the property.

Assessment

The main issues in the consideration of this application are:

- Design and impact on the character and appearance of the street scene
- The impact on the living conditions of neighbouring residents
- Health and Wellbeing
- CO2/ energy

Design and impact on character and appearance of the street scene

Local Plan Policy DP1 states that development will only be permitted which positively contributes to the character and quality of it's environment through

good layout and design The extension remains subordinate to the main dwelling as the extension is single storey and therefore set well down from the main height of the dwelling. The extension therefore complies with Policy DP1 and the Residential Design Guide SPG.

In this case, the front element of the proposed development will be visible within the street scene. However, it is considered that the character of the dwelling will remain largely unchanged. Number 16 has a similar side extension brought forward in line with the dwelling and therefore the proposed development will sit comfortably within the street scene and comply with Policy DP1 of the WDLP.

The impact on neighbouring residents

Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby residents.

In this instance numbers 12 and 16 Mullard Drive are the neighbouring properties most affected.

The property at number 12 has no extension to the rear and the proposed works would just clip the 45 degree line taken from the rear window of this house. However, under the Government's impact based permitted development rights a rear extension of 3m deep may be constructed without planning permission. On this basis it is considered that a refusal of planning permission on the basis of harm to living conditions would be unreasonable. The proposed extension would not breach the 45 degree line taken from number 16. There would be no unacceptable light loss to either house caused by this proposed extension as light travels from the front to the rear of the houses during the day. It is therefore considered that the proposed extension would comply with Policy DP2 of the WDLP and the Residential Design Guide.

Number 16's concerns about the possible impact on the value of their home is noted, however, property values are not a material planning consideration.

Health and Well being

Not applicable

Renewables/ CO2

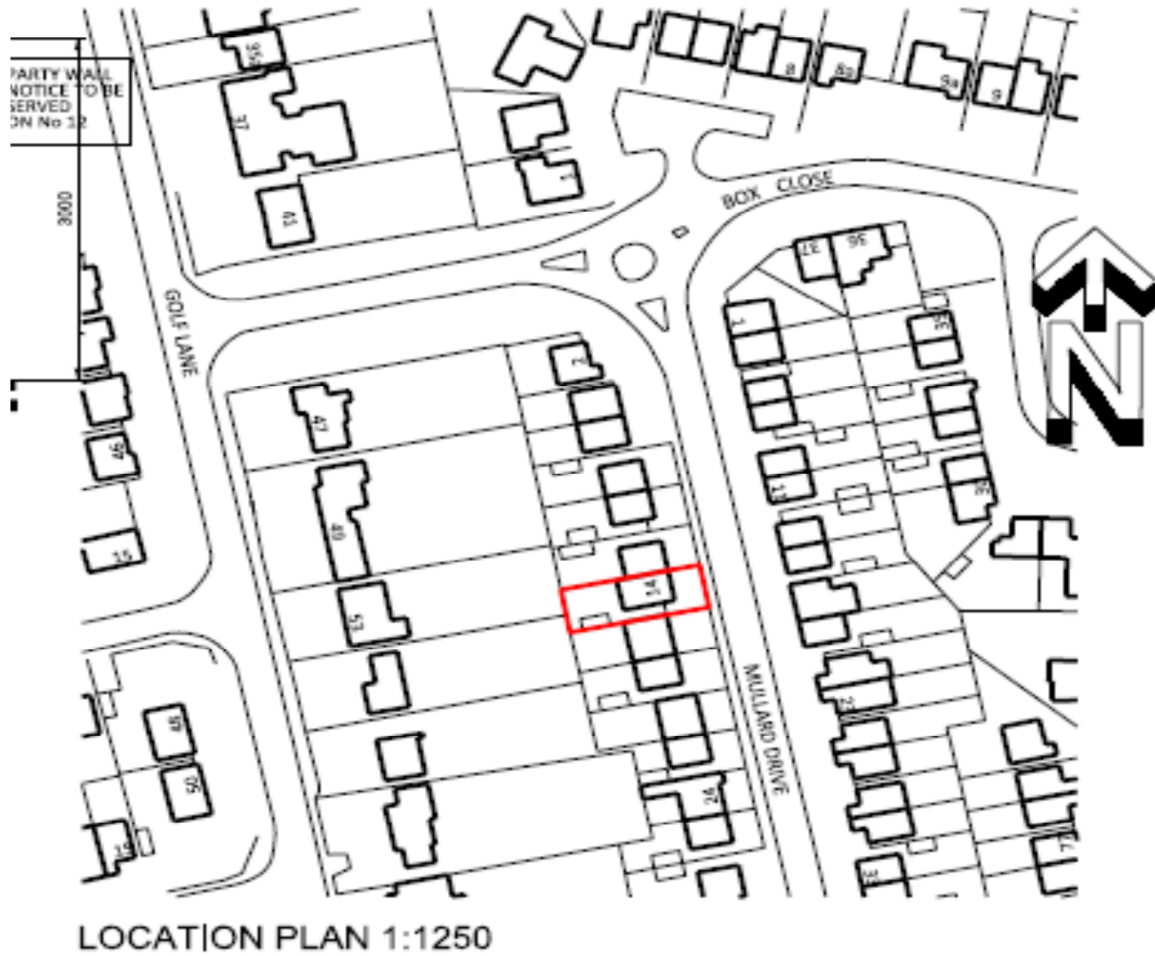
Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables would not be appropriate.

Summary

The proposed extension is of a suitable design and remains subordinate to the main dwelling. The extension would have no adverse impact on the street scene in this location and there would be no material loss of amenity to neighbouring properties. The proposal is therefore considered to comply with Policies DP1 DP2 and DP13 of the WDLP and the Residential Design Guide SPG.

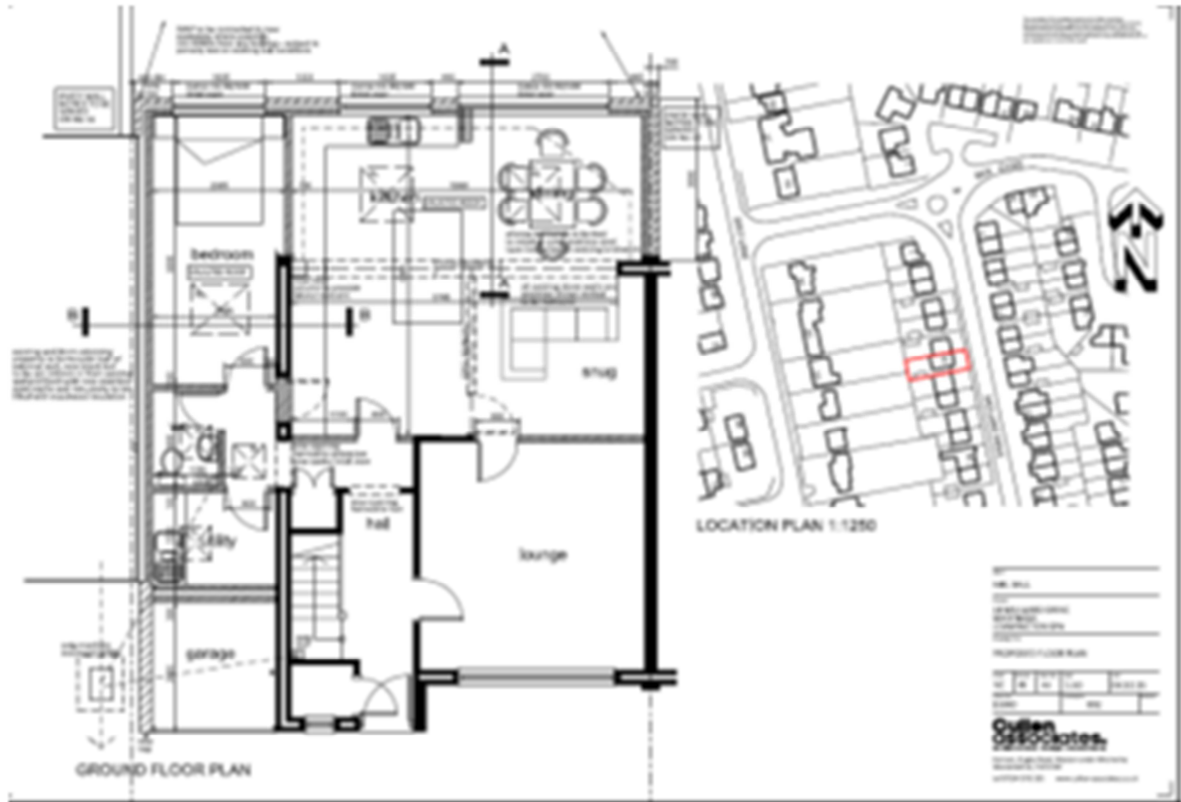
CONDITIONS

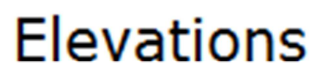
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 15040 001, 15040 002, 15040 003, 15040 004, 15040 005 and specification contained therein, submitted on 15.10.14. **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.

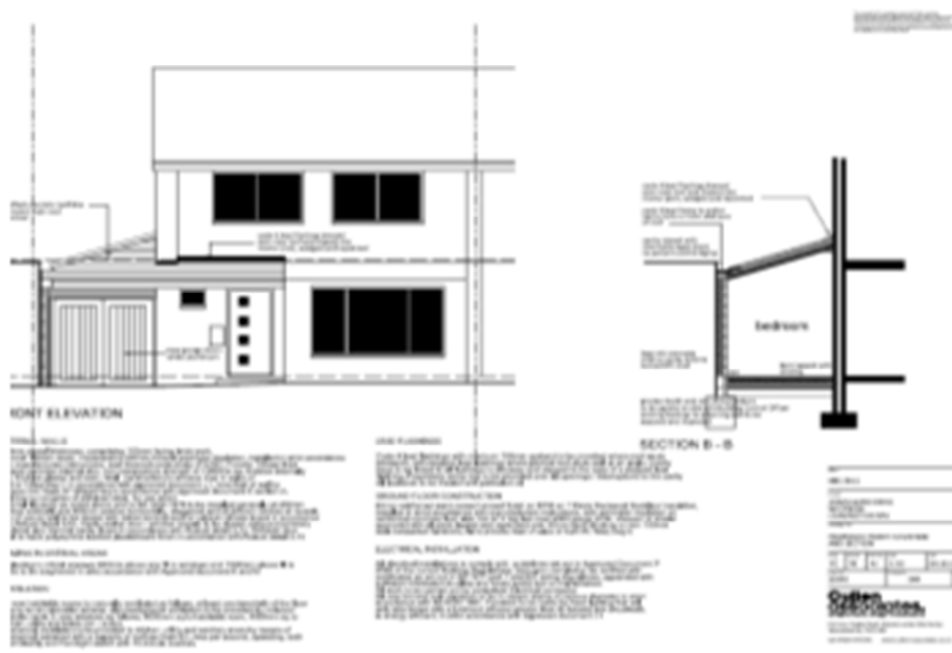




Elevations







Elevations

