

Planning Committee: 24 June 2014

Item Number: 9

Application No: W 14 / 0582

Town/Parish Council: Warwick

Registration Date: 15/04/14

Case Officer: Liz Galloway

Expiry Date: 10/06/14

01926 456528 Liz.galloway@warwickdc.gov.uk

25 Eliot Close, Woodloes Park, Warwick, CV34 5RE

Erection of a two storey side extension FOR Mr Alan East-Jones

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a two storey side extension

THE SITE AND ITS LOCATION

The application property is a detached dwelling with integral car port located to the east of Eliot Close.

PLANNING HISTORY

W830061 - Granted for the erection of a utility room and car port

RELEVANT POLICIES

- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

- The emerging Warwick District Local Plan 2011- -2029 particularly policies BE1: Layout and Design and BE3: Amenity.

SUMMARY OF REPRESENTATIONS

Warwick Town Council : No objection.

WCC Archaeological - No objection.

WCC Ecology: Recommend a bat and bird note

5 public responses of objection:- Loss of light, perception of reduced space and area, impact on the surrounding area, feeling of being closed in and bulk and size.

2 public responses of support have also been received.

ASSESSMENT

The proposal is for the erection of a two storey side extension to create a garage with bedroom, shower room and walk- in wardrobe above.

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues

The impact on the street scene

The proposed extension will be situated on the side of the property and will be visible within the street scene, however, it is considered that the proposed extension will be subordinate to the existing property being set down from the dominant roof level and set back marginally from the front elevation, thus creating a subservient form of extension. Although a significant proportion of the proposed extension is situated to the side of the property it is considered that this development would not be unacceptable within the street scene due to the subservient design in relation to the existing property and will not erode the openness of this corner plot to the extent that a planning objection could be raised on that ground. The positioning of the property is such that the proposal would be prominent, however, it is considered that the proposal would not have a detrimental impact within the locality sufficient to justify a refusal of permission. The development is, therefore, considered to comply with Warwick District Council Local Plan Policy DP1 and emerging policy BE1.

The Warwick Town Council have not objected to this proposal.

The impact on the living conditions of nearby dwellings

Policy DP2 and emerging policy BE3 requires development to not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The proposals will not harm adjoining uses and would therefore comply with these policies.

Number 24 Eliot Close lies adjacent the eastern boundary of the application site and does not lie immediately on the boundary on which the extension is proposed, therefore, this neighbour will not suffer from loss of light, outlook or privacy and it is considered the proposal will comply with Warwick District Local Plan Policy DP2 and emerging policy BE3.

Number 26 Eliot Close lies to the rear of the application site and is a detached bungalow with detached side garage. This neighbour's garage lies immediately adjacent the boundary of the application site. It is considered that due to angle and distance of the proposed extension combined with the garage screening that on balance this neighbour will not be significantly affected by loss of light, outlook or privacy to the extent that planning permission should be refused.

5 neighbours have objected to the proposals, however, by reason of the relationship and separation distances between the proposals and other properties facing towards the application site, there is considered to be no material impact on those properties.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted an application detailing how 10% of the energy is to be provided by renewables. As such, the proposals are considered to be in acceptable in that respect.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8; emerging policy TR4 and the Council's adopted Vehicle Parking Standards.

Ecology issues

WCC Ecology have commented on this application however, they consider that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3 and emerging policy NE3.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed two storey side extension is acceptable in terms of its character and appearance within the street scene and

do not significantly impact on the amenities of surrounding neighbours such as would support 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 amended drawings, and specification contained therein, submitted on 28th May, 2014. **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 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. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 5 Prior to the occupation of the development hereby permitted, the first floor window in the west elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON :** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.



