

Planning Committee: 23 July 2013

Item Number: 8

Application No: W 13 / 0752

Town/Parish Council: Barford
Case Officer: Liz Galloway

Registration Date: 03/06/13

Expiry Date: 29/07/13

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49 Bremridge Close, Barford, Warwick, CV35 8DE

Erection of a two storey side extension to existing house to include demolition of garage. FOR Mr Hartley

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

RECOMMENDATION

Planning Committee are recommended grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a two storey side extension comprising a garage and car port area at ground floor with bedroom and bathroom above including a front dormer window .

THE SITE AND ITS LOCATION

The application property is a detached dwelling with detached link garage located to the west of Brembridge Close.

PLANNING HISTORY

There is no planning history specifically relevant to this application.

RELEVANT POLICIES

- 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)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP8 - Parking (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

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council: Objects on the grounds of loss of light, privacy, highway safety, overdevelopment, car parking and the character of the area.

WCC Ecology: Recommend a bat note

1 public response (51 Bremridge Close): Objecting on the ground of design, loss of light, road safety, overlooking, loss of privacy and noise.

ASSESSMENT

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
- Ecological Issues

The impact on the street scene

The extension is considered to be subordinate to the existing property and will create a subservient form of development which respects the character of the existing dwelling. Although the extension will be visible within the street scene, it is considered that due to the size, design and position, there will be no serious or detrimental visual impact. Furthermore, the extension will be set one metre off the side boundary and will be constructed using similar materials to those used on the existing dwelling. Therefore, it is considered that the proposal will meet the Council's adopted Residential Design Guide and will comply with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Number 47 Bremridge Close lies adjacent the south east boundary of the application site and will not lie immediately alongside the proposed development. It is considered that there will be no significant loss of light, outlook or privacy to this property from the proposal.

Number 51 Bremridge Close lies adjacent the north west boundary of the application site. It is considered that by reason of the juxtaposition between the two properties including the combined boundary gap of approximately 5 metres, the 45 degree guideline is achieved and there will be no significant impact on the residential amenities of this property.

The proposed side extension does not extend beyond a rear wall of the existing dwelling and contains no clear glazed windows in the rear first floor elevation, therefore, it is considered that there will be no significant impact on any rear neighbours.

Renewable Energy

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 in accordance with Policy DP13 and the associated SPD would not be appropriate.

Parking

Two car parking spaces continue to be provided at the site in accordance with the Council's car parking standards.

Ecology issues

WCC Ecology have commented on this application site, 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.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed two storey extension is acceptable in terms of its character and appearance within the street scene and does 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 drawing 02 Rev A, and specification contained therein, submitted on 11th July, 2013. **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 Prior to the occupation of the development hereby permitted, the first floor rear 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 window shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

 - 5 The ground floor front car port area of the two storey side extension on the approved drawing number 02 Rev A shall be used for car parking and for no other purpose (even if such other purpose would not otherwise require planning permission or would otherwise be permitted by any legislation) unless otherwise agreed in writing by the local planning authority. **REASON:** To protect the car parking provision of the occupants of the property in accordance with Policy DP8 of the Warwick District Local Plan 1996-2011.
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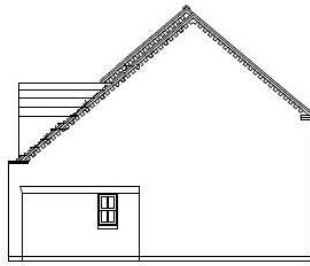
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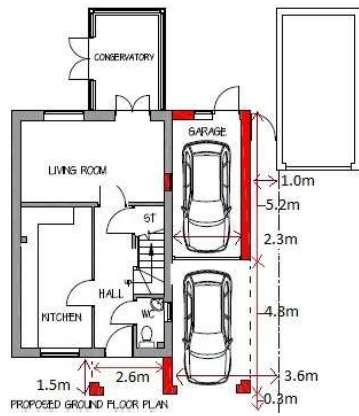
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

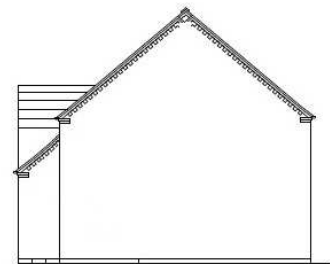
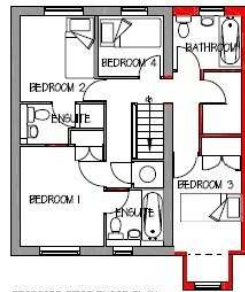


PROPOSED REAR ELEVATION



Materials used will be matched to existing house.

Rear bathroom window will be obscured glass



PROPOSED SIDE ELEVATION