

**Application No:** W 11 / 1495

**Town/Parish Council:** Whitnash  
**Case Officer:** Jo Hogarth

**Registration Date:** 29/11/11  
**Expiry Date:** 24/01/12

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**26 Whitmore Road, Whitnash, Leamington Spa, CV31 2JQ**

Retention of single storey rear extension; erection of a two storey side extension and first floor rear extension together with a pitched roof over the part of the study to the side and new porch canopy FOR Miss S Wright

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

**SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** "Object to the application as overdevelopment. It also blocks sunlight to the neighbouring property."

**WCC Ecology:** Recommend bat and nesting bird notes.

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (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 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

**PLANNING HISTORY**

There have been no recorded planning applications submitted for this site.

**KEY ISSUES**

**The Site and its Location**

The site relates to one half of a pair of semi-detached properties located on the west side of the road in a predominately residential area. Properties surrounding the site are largely similar in character and style with projecting bay windows at ground and first floor level. The site is outside of the Conservation Area.

**Details of the Development**

The proposal seeks to retain a single storey rear extension; construct a two storey side extension and first floor rear extension together with a pitched roof over the part of the study to the side and new porch canopy.

## **Assessment**

I consider the key issues relating to this proposal to be the impact on the streetscene, impact on neighbours, parking and renewables.

### Impact on the streetscene

The design of the extension is such that it would be set down from the original ridge line of the main roof which is in line with the Council's adopted Residential Design Guide and would read as a subservient addition to the main house. There would be a 1 metre gap between the first floor side extension and the shared boundary with number 24 Whitmore Road. This, together with the amended roof design on the single storey side element would ensure that the alterations would not result in a terracing effect and I am satisfied that the design is acceptable.

### Impact on neighbours

With regard to the impact on neighbours, I am satisfied that there would be no breach of the Council's adopted Supplementary Planning Guidance on the 45 degree line from both ground and first floor extensions when taken from either number 24 or number 28 Whitmore Road. The single storey rear extension which this application seeks to retain was built without planning permission; however I am satisfied that it does not result in unacceptable harm and no objections have been received from neighbours.

### Parking

There is adequate parking for two off street parking spaces which would not conflict with the Council's adopted Vehicle Parking Standards for a four bedroomed property.

### Renewables

The proposal includes the use of solar thermal panels on the roof in order to provide 10% of the predicted energy requirement of the extensions. I am satisfied that this would comply with Policy DP13 in the Local Plan and the Council's adopted Supplementary Planning Document on Sustainable Buildings

## **RECOMMENDATION**

GRANT, subject to the conditions listed below.

## **CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in

accordance with the details shown on the application form, site location plan and approved drawing number 1111-02A, and specification contained therein, submitted on 26 January 2012 unless first agreed otherwise in writing by the District Planning Authority. The single storey rear extension shall relate to the details shown on drawing number 1111-02A submitted on 26 January 2012. **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 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. **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.

### **INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

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