

**Planning Committee:** 19 July 2016

**Item Number: 5**

**Application No:** [W 16 / 0409](#)

**Town/Parish Council:** Whitnash

**Case Officer:**

Holika Passi

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**Registration Date:** 18/05/16

**Expiry Date:** 13/07/16

**147 Landor Road, Whitnash, Leamington Spa, CV31 2LF**  
Erection of a single and two storey side extension FOR Mr Ubhi

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This application is being presented to Planning Committee due to the number of objections and 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**

The application seeks permission for a single and two storey side extension which is set down and back and wraps around the corner of the property, finishing parallel with the side boundary, with a hipped roof. The applicant also proposes to add a canopy above the front door entrance.

### **THE SITE AND ITS LOCATION**

The application site relates to a semi detached dwelling on a corner plot within a residential area. The site lies to the north east side of Landor Road in Whitnash, Leamington Spa.

The street is residential in character, and houses are varied in design styles, with the street comprising many similar semi-detached properties like the subject dwelling, but also a bungalow and two storey detached property opposite, and a three to four storey residential institution buildings in a fairly close proximity also. The application property and the other half of the pair are staggered forward of the rows of semi-detached properties to either side within the street, but there is otherwise a strong building line along the relevant side of the street.

### **PLANNING HISTORY**

W/15/1372 - Larger home extension, 4m deep; 3.6m high; 2.6m to eaves - Prior approval not required.

## **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)
- DP6 - Access (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)

### Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

## **SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** Objection due to overdevelopment of the property and the design not being in keeping with the street scene.

**WCC Ecology:** No objection, subject to bat, amphibian and reptile notes.

**Public Response:** 5 objections have been received on the following grounds:

- Loss of light to properties and gardens
- Loss of privacy and loss of amenity space
- Over half the width of the property
- Will dominate the original property and will be more than half in size
- Significant reduction of garden area
- Concerns over plan representation and proper building line, and appears to extend beyond building line
- Overdevelopment and scale will have a harmful impact to street scene and the character of the area
- Parking capacity and highway safety due to increased occupancy and decreased driveway

- Concerned about further need for hardstanding to create off road parking and loss of grass
- Will significantly impact upon openness of corner plot

## **Assessment**

### Design and Impact on Street Scene

The design is fully subordinate, with all first floor aspects of the extension being well set back from the front elevation of the property (by 3m) and well set down from the main ridge also (by 1.5m) and accords with the Residential Design Guide. In addition, the extension is also set in from the boundary by 1m at first floor level to prevent the creation of a terracing effect. The hipped roof design and its pitch also match the main house and that of the other semis in the streetscene.

The proposed extension has been designed to retain the strong building line of the street by being set back significantly at first floor, which is respectful to the street scene. The alignment with the main building line is also shown in the proposed floor plans and the block plan clearly, despite objections that it is not. This set back also helps to retain the openness of the corner and the open character of the street scene overall, when viewed from all angles, and this point addresses the objection raised about the resulting openness of the plot. The single storey element of the extension has been scaled back in width and is considered an improvement and of acceptable scale and design, with the hipped roof design matching the main house.

While an objection has been raised regarding the remaining curtilage or garden space, the LPA does not have minimum amenity standards and each case is assessed on its merits. In this case it is considered that adequate amenity space would be retained. Objections have also been raised in relation to there being no other examples of such large extensions in the street, however, this does not render this extension out of character, as the design respects the main house, accords with the Residential Design Guide, the building line and therefore the street overall.

There have also been objections that the extensions will be more than double the width and size of the property. However, as the frontage is set back and follows the corner, rather than being parallel with the main frontage, it will not be read as a typical two storey side extension and therefore the width will not be so apparent in the streetscene. For these reasons it is not considered that the proposed extension will constitute an overdevelopment of the site.

All materials are suitably proposed to match and this will be secured by a general condition.

### Impact on Neighbouring Amenity

No part of the extension will breach the 45 degree line from either neighbour and therefore the proposal will not result in harm to living conditions by reason of loss of light or outlook. Furthermore, due to the orientation of the properties and the positioning of the extension, it is not considered there will be a material loss of light to neighbouring gardens.

Neighbours have objected over a loss of privacy and the resulting loss of amenity space. There are no first floor side windows which ensures there will be no direct overlooking to either neighbouring garden, and the rear first floor corner windows will directly face the rear corner of the garden of No.149 at distances of 10-12m to their boundary, in which case it is not considered that there will be any material loss of privacy sufficient to justify a reason for refusal.

### Parking

The house currently has 3 bedrooms and the proposal will add one or potentially two bedrooms. The Council's Vehicle Parking Standards SPD requires 2 off street parking spaces for dwellings with three bedrooms or more and therefore there is no requirement for more parking to be provided. After the extension has been built there will still be space within the remaining front drive for a minimum of two car parking spaces. This addresses objections raised about occupancy levels, highway safety and parking requirements.

### Renewables

Given the scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured by condition.

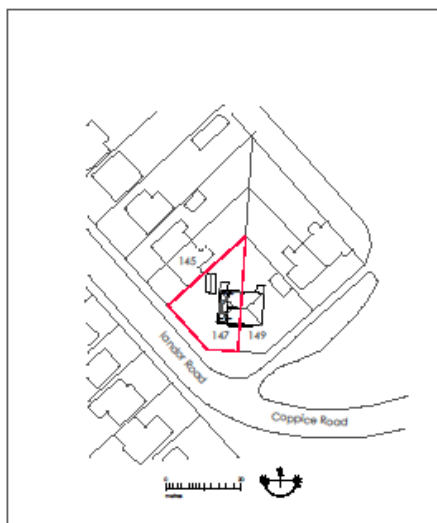
### **Summary/Conclusion**

The proposed extensions are of a suitable scale, design and siting, in accordance with the Council's Residential Design Guide SPG and the proposal will not harm residential amenity or highway safety. The proposal is therefore considered to accord with the aforementioned policies.

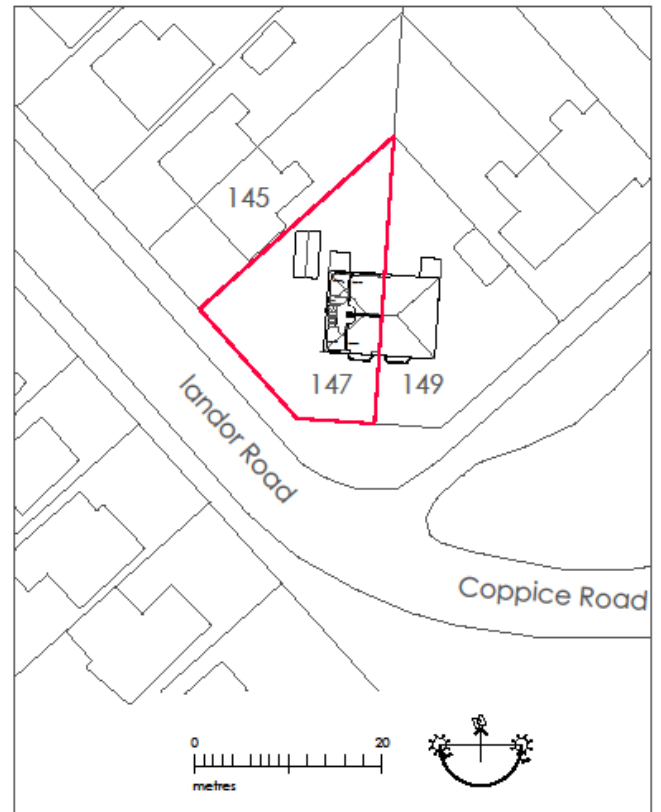
### **CONDITIONS**

- 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 drawings Existing Block Plan and 01 submitted on 3rd March 2016, and Proposed Block Plan and 04B submitted on 5th July 2016, and specification contained therein. **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.

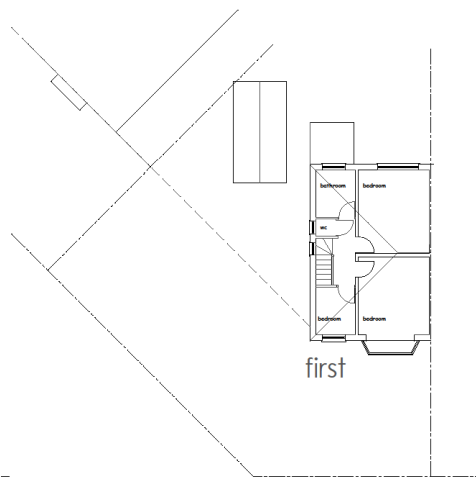
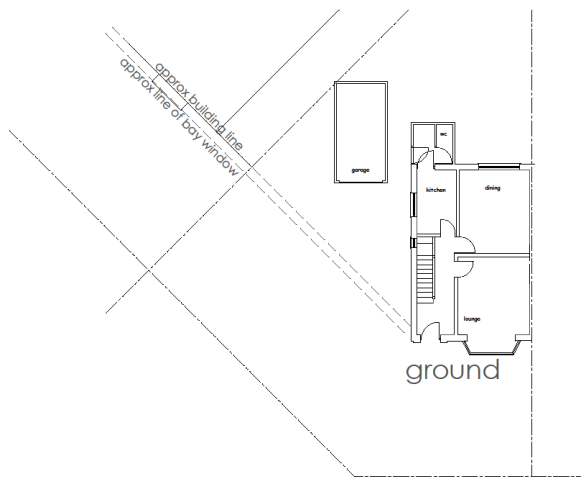
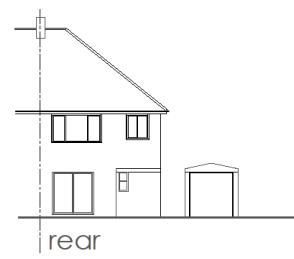
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO<sup>2</sup> emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 5 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.



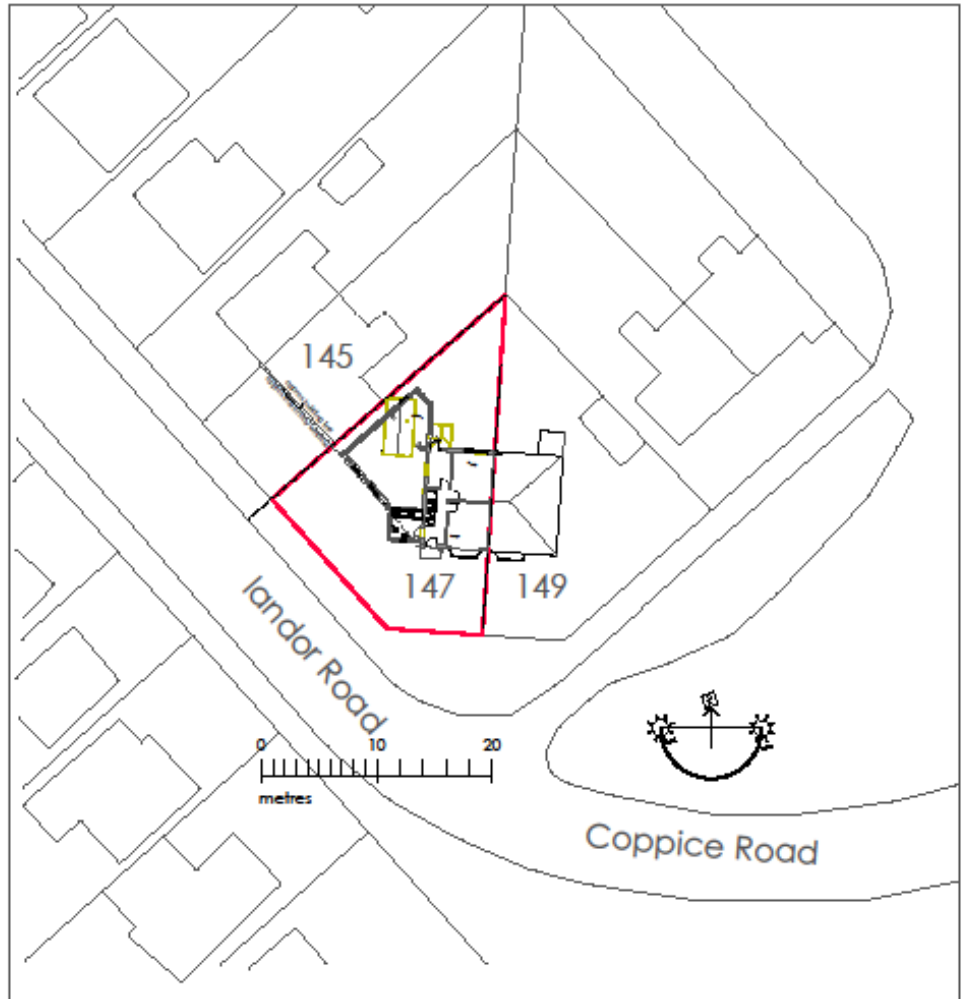
location plan 1:1250  
147 LANDOR ROAD  
WHITNASH



block plan 1:500

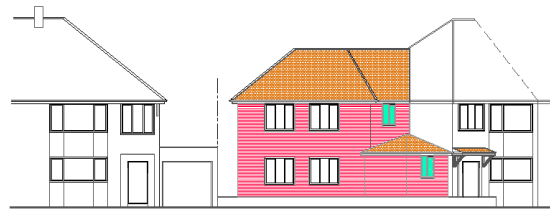


0 5 10  
metres



block plan 1:500 @ A4

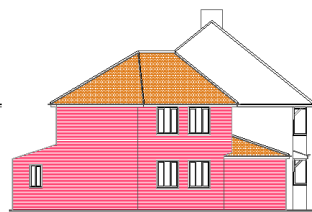




road



front  
ELEVATIONS



side



rear

