

**Planning Committee:** 17 January 2012

**Item Number:** 16

**Application No:** W 11 / 1326

**Town/Parish Council:** Stoneleigh  
**Case Officer:** Liz Galloway

**Registration Date:** 15/12/11  
**Expiry Date:** 09/02/12

01926 456528 planning\_west@warwickdc.gov.uk

**14 Hall Close, Stoneleigh, Coventry, CV8 3DG**  
Erection of a two storey side extension FOR Ms Lynn Morris

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

### **SUMMARY OF REPRESENTATIONS**

**Ashow, Burton Green and Stoneleigh Joint Parish Council:** The Parish Council objects to this planning application. The extension is too large for the size of the existing property and it is very imposing on the next door neighbours.

**WCC Ecology:** recommend bat note.

### **RELEVANT POLICIES**

- Planning Policy Guidance 2 : Green Belts
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

### **PLANNING HISTORY**

There is no relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The application property is a left handed semi detached dwelling situated adjacent the Western and Northern boundary of a public footpath. The application site is located to the Southern end of Hall Close with an area designated as West Midlands Green Belt.

## **Details of the Development**

The applicant seeks to construct a two storey side extension to create a kitchen with two bedrooms above.

## **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
- The impact on the Green Belt
- Renewable Energy
- Vehicle Parking Standards

### **The impact on the street scene**

The proposed extension will be situated on the Eastern elevation of the property and although it will be visible within the street scene, the proposed two storey side extension will be set back from the front elevation of the property and will be dropped down from the existing roof height, thus complying with the Councils adopted Residential Design Guide. Therefore, I am satisfied that the proposed two storey side extension complies with Warwick District Council Local Plan Policy DP1.

### **The impact on the living conditions of nearby dwellings**

The proposed two storey extension will not lie on the paired common boundary with number 13 Hall Close, the attached semi, and I am satisfied that in relation to windows belonging to habitable rooms, on the rear elevation, the proposal would meet in principle, the Councils adopted 45 degree guideline and would comply with the Councils Local Plan Policy DP2.

Number 15 Hall Close lies across the public footpath adjacent the Eastern boundary of the application site with a distance of approximately 5 metres. Furthermore, this neighbour has no side facing windows and I am satisfied that in relation to windows belonging to habitable rooms on the front and rear elevations, the proposal would meet in principle, the Councils adopted 45 degree guideline and the Councils Local Plan Policy DP2.

Number 23 Stoneleigh Close lies to the rear of the property on the Southern boundary and although the proposed extension will slightly conflict by approximately 2 metres, with the Councils adopted Distance Separation guideline, I do not consider that the proposed development will have an unacceptable adverse impact on this neighbour by reason of loss of privacy and will comply with Councils Local Plan Policy DP2.

### **The Impact on the Green Belt**

In terms of its impact on the openness of the Green Belt in general, the application property lies within a village environment and is situated in a

predominately residential area. Therefore, I do not consider that the proposed development will erode the openness of the Green Belt and that its visual impact will be appropriate to its location, therefore, will comply with Planning Policy Guidance 2. I do not consider that the proposed extension would result in a disproportionate addition and does not significantly alter the scale, design or character of the original dwelling and, therefore, complies with the Councils Rural Area Policy RAP2.

### **Renewable Energy**

Due to the scale of the proposed development it is felt that the application of 10% of the energy to be provided by renewables, would not be reasonable and, as such, the proposals are considered to be in accordance with Policies DP12 and DP13 of the Warwick District Local Plan.

### **Vehicle Parking Standards**

The application site does not contain any existing off street parking and as the dwelling will now contain four bedrooms the Vehicle Parking Standards Supplementary Planning Document requires two spaces to be provided within the residential curtilage of the application site. Although the applicant has not provided details of any off street parking facilities within the application site, I am satisfied that the on street parking provided by a lay-by located off the vehicular highway immediately in front of the application site will be satisfactory and would not justify a refusal in this instance.

In conclusion, I am satisfied that the proposed two storey side 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.

### **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 2131/4, and specification contained therein, submitted on 21st October, 2011 unless first agreed otherwise in writing by the District Planning Authority. **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.

### **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 development does not prejudice the openness and rural character of this green belt area and respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

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