

**Planning Committee:** 19 August 2014

**Item Number: 14**

**Application No:** W 14 / 0969

**Town/Parish Council:** Whitnash

**Case Officer:** Jo Hogarth

01926 456534 jo.hogarth@warwickdc.gov.uk

**Registration Date:** 26/06/14

**Expiry Date:** 21/08/14

**16 Greville Smith Avenue, Whitnash, Leamington Spa, CV31 2HQ**

Conversion of an existing detached garage building to a detached 2 bedroom dwelling and single storey extension FOR Mrs & Mr Hopkins

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This application is being presented to Committee due to 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 proposal seeks to convert and extend the existing double garage to create a new dwelling together with associated parking and garden area.

**THE SITE AND ITS LOCATION**

The application site was part of the rear garden of no. 16 Greville Smith Avenue, a substantially extended semi-detached dormer bungalow, but is held under a separate title although under the same ownership. The bungalow occupies a corner plot and fronts north with parking on its frontage, whilst its side boundary fronts east along the road. The application site is at the end of the rear garden of the bungalow, with an east facing road frontage and measures some 12m by 15m. A 1.8m high fence separates the site from the bungalow. There is currently a large dual pitched double garage on the site with driveway and a gated vehicular access with a dropped kerb. The garage adjoins the western and southern site boundaries. The site is within a residential urban area where there are a mix of one and two storey dwellings. Bungalows are situated opposite the application site.

**PLANNING HISTORY**

Dormers were approved on the bungalow in 1989, with a single storey extension approved in 1997. A double garage was approved in 1990.

An application was refused in August 2013 (W/13/0734) for identical building works, but with a smaller parking and turning area. This was refused due to

inadequate proposals for parking within the curtilage of the site which would have been likely to lead to on street parking to the danger and inconvenience of other road users. An appeal was lodged against this decision and was dismissed.

A further application (W/13/1312) was submitted and refused in November 2013 on grounds that the proposal would have an adverse impact on the occupiers of the bungalow and had limited private amenity space.

### **RELEVANT POLICIES**

- National Planning Policy Framework
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (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)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- 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)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)

### **SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** Objection on grounds of overdevelopment of the site, detrimental to the streetscene, loss of parking, unneighbourly and sewer and drainage problems.

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

## **ASSESSMENT**

It is considered that the key issues relating to this proposal to be:

- Principle of development
- Design on the character of the area
- Impact on neighbouring amenity
- Impact on highway safety

### **Principle of development**

The proposal would conflict with Policy UAP1 which only permits residential development on previously developed land. However, this policy is not entirely consistent with the NPPF, and the Council cannot demonstrate a 5 year supply of land for housing, therefore its housing supply policies cannot be considered up to date. In these circumstances, the development must be considered in the context of sustainable development, and the permission granted, unless the adverse impacts would significant and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. In the circumstances of this case, the proposal would represent sustainable development in that it would make more efficient use of land, increase housing supply and is sited in a sustainable location.

The proposal would therefore comply with the NPPF.

### **Impact on character of the area**

There are a mix of one and two storey dwellings within Greville Smith Avenue and this side of the road is characterised by gardens. It is not considered that the conversion of this large detached garage would result in unacceptable harm to the visual character or appearance of the area such that would justify a refusal. The private amenity space associated with the new dwelling has been increase since the refused permission and it is considered that this is acceptable. As Greville Smith Avenue is characterised by a mix of bungalows and two storey dwellings it is not considered that this building would appear out of place or at odds with the appearance of the streetscene. The proposal would therefore not conflict with Policy DP1 which requires development to harmonise with existing settlements and reinforce or enhance the established urban character.

### **Impact on neighbouring and future occupants amenity**

The proposal would increase noise and activity at the end of the gardens of adjoining properties, but given that the proposed use is residential, this is not considered inappropriate. The resulting building would have roof lights inserted in the southern roof slope adjacent to the boundary with no. 18, but given that the building is single storey so the roof lights would be above eye level taken together with the substantial screening on this boundary, it is not considered these would lead to unacceptable overlooking of this neighbour. The proposed extension close to the boundary with this neighbour would not significantly increase the bulk of the building, and is therefore considered acceptable as it will

not lead to significant loss of light or outlook for this property. The existing dwelling (no.16) within which the proposal is sited would not suffer a substantial loss of amenity, as they will retain a reasonably sized garden and have their own parking in front of the bungalow. Furthermore, the first floor bedroom window in the bungalow which faces towards the application site has obscure glazing thereby reducing any perceived overlooking. It is considered that the proposal meets the requirements set out in Policy DP2 in the Local Plan.

#### Impact on highway safety

The Highway Authority have raised no objection to the proposed site layout and access arrangements in assessing the previous planning application (ref: W13/1312) which addressed and increased the parking and turning areas associated with the previous refused application. Subject to conditions, the proposal would not lead to unacceptable harm to highway safety or on road parking to the detriment of other road users. Three parking spaces would be provided in accordance with the Vehicle Parking Standards SPD and three parking spaces are retained for no.16 Greville Smith Avenue on its frontage. The proposal would therefore comply with Policies DP6 and DP8.

#### Other matters

Improvements to public open space in the vicinity can be required by condition, to ensure that additional residents demand is met, which would accord with Policy SC13 and the Open Spaces SPD. The applicant has confirmed they will consider the installation of solar panels therefore renewable energy generation can be required by condition to comply with Policies DP12, DP13 and the Sustainable Buildings SPD. Drainage details can also be required by condition to prevent flooding in accordance with the NPPF. The County Ecologist has also confirmed that the works can proceed with an advisory bird and bat note.

There are no significant implications in relation to health and wellbeing considered to arise from this application.

### **SUMMARY/CONCLUSION**

In the opinion of the Local 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

### **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(s) PD13061-PB Rev A; PD13061-03 Rev A and PD13061-02, and specification contained therein, submitted on 26 June 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.

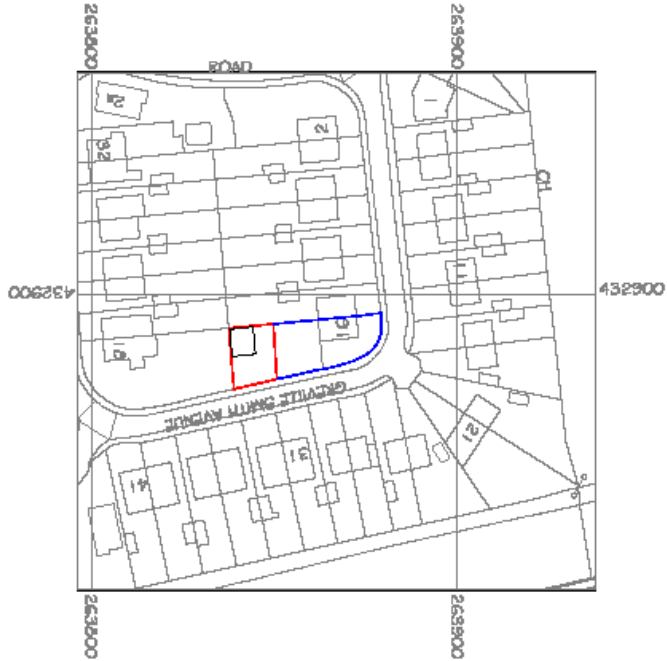
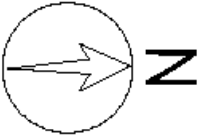
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times 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.
- 4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:
  - (i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and
  - (ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

**REASON:** To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.
- 5 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. **REASON:** To ensure that the development is provided to a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
- 6 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.

- 7 The development shall not be occupied until the existing vehicular access to the site has been widened so as to provide an access of not less than 4.0 metres or greater than 5.0 metres, as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011.
  - 8 The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway. **REASON:** In the interests of highway safety in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011.
  - 9 The access to the site for vehicles shall not be used unless the public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policies DP1 & DP8 of the Warwick District Local Plan 1996-2011.
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**Client:**  
Penny Hopkins

**Project:**  
16 Greville Smith Avenue,  
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**Document:**  
Site Location Map

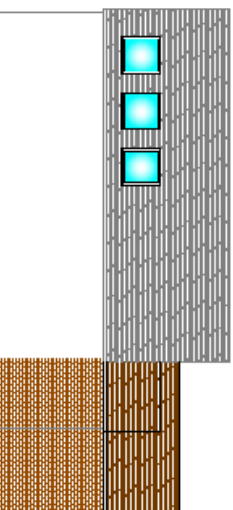
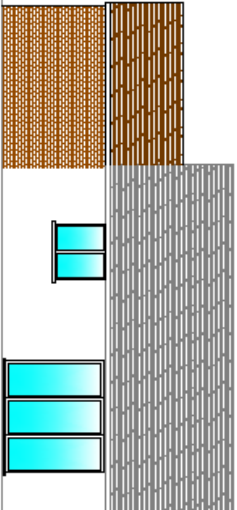
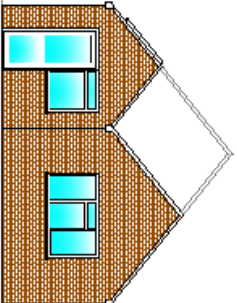
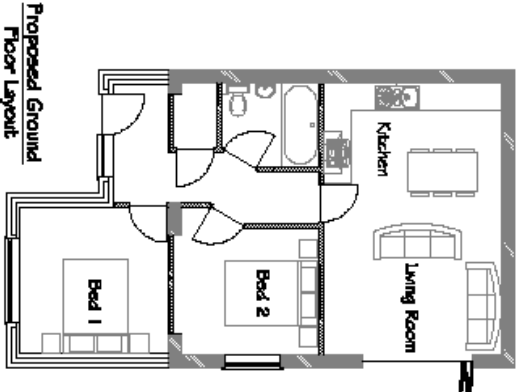
## PLANNING

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1:1250 @ A3	APR 2013	1:1250 @ A3	APR 2013
Client:	Graham Barlow	Client:	GIB
Drawing No:	PD13081	Drawing No:	PD13081
File Name:	PD13081 - MAP	File Name:	PD13081 - MAP

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### Planning Notes

1. Unless otherwise specifically stated, all bearing building materials to be used shall be selected for density match the existing materials.
2. Samples of building materials shall be provided to the local planning authority for approval upon their request and prior to construction commencing.
3. New or replacement windows and doors shall be of similar style and design to that of the existing.
4. Feature brackets and special feature details present on the existing property, i.e., windows of different sizes, shapes and styles, shall be replicated upon the substituted structures where appropriate.



No	Date	Particular	Initial
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**Penry Hopkins**

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### Drawing Proposed Floor Plan and Elevations

## PLANNING

1:100 @ A3	April 2018
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**Gratiola Equisetum**

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