

Application No: W 13 / 0601

Town/Parish Council: Stoneleigh

Case Officer: Graham Price

01926 456531 graham.price@warwickdc.gov.uk

Registration Date: 26/06/13

Expiry Date: 21/08/13

Pear Tree Cottage, 5 Vicarage Road, Stoneleigh, Coventry, CV8 3DH

Proposed extensions to dwelling forming larger Kitchen, larger office and guest bedroom, bathroom and boot room from existing Utility and relocated downstairs WC at the ground floor. New First Floor Ensuite and replanned Bathroom and new dormer to Bedroom. FOR Mr C Beaumont

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the attached planning conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a single storey rear extension to create additional floor space. The scheme has been amended in order to reduce the massing of the new rear wing. The proposed extension will add to the existing original rear projection of the property and will measure approximately 10m in width; 5.7m in depth at its furthest point and 4.3m in height at its highest point. External materials have been chosen to match the existing dwelling. The application also proposes the construction of a rear facing dormer window on the north facing roof slope of the original part of the main house, and a small single storey extension to the elevation on this same side of the building measuring 4.2m in width and 2.7m in depth. This section will have a rolled lead roof.

THE SITE AND ITS LOCATION

The application relates to a large two storey Grade II Listed detached property situated on the north side of Vicarage Road in Stoneleigh. This part of Vicarage Road is characterised by a mixture of detached and semi-detached properties of varying size and design situated on plots of varying size. The properties are a mixture of listed and unlisted buildings. The property is located within the Stoneleigh Conservation Area.

PLANNING HISTORY

In 2013 Listed Building consent was granted for this scheme (Ref. W/13/0602/LB)

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Joint Parish Council - Objection on the grounds that the extension is disproportionate and excessive. Comments were also made regarding the root protection area of the tree on the site.

WCC Ecology - Recommend that a pre-determinative bat survey is undertaken.

WCC Archaeology - Recommend a condition requiring a program of archaeological works.

ASSESSMENT

The main issue relevant to the consideration of this application is as follows:

- Impact on the Green Belt;
- Design considerations;
- Impact on the living conditions of the neighbouring properties;
- Renewable Energy
- Impact on the Conservation Area tree located within the site

Impact on the Green Belt

Paragraph 89, point 3 of the National Planning Policy Framework states that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building, would not be considered inappropriate development in the Green Belt.

This is supported by Warwick District Local Plan Policy RAP2 which states that additions, including previous extensions permitted, which represent an increase of more than 30% in the Green Belt, are likely to be considered disproportionate.

The proposed extension will constitute approximately a 24% increase in floorspace over the original dwelling. This is considered to be a proportionate addition to the property that would comply with the NPPF and Warwick District Local Plan Policy RAP2 and would not be considered inappropriate development in the Green Belt. Based on this it is considered that the proposed extension would be acceptable within the Green Belt.

Design considerations

Warwick District Local Plan Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

Warwick District Local Plan Policy DAP8 states that development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as defined on the Proposals Map; and development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

The proposal has been reduced in scale from when it was first submitted to the point where it is now considered to be of an acceptable scale for the location that will not dominate the main dwelling. The design is considered to respect the character of the Grade II Listed dwelling in that the pitch of the roof has been matched to the rear projection of the original house; materials have been chosen to match the existing house, and the proportion of window openings and eaves detail has been sensitively designed to harmonise effectively with the original house.

The street scene is characterised by large detached dwellings of similar proportions to the application property and as such this will form part of the character of the Conservation Area. It is considered that as the extension will harmonise well with the original dwelling; will sit well within the wider curtilage of the Listed Building; and will not look out of place in the street scene; that it would therefore preserve the character of the Conservation Area.

Therefore it is considered that the proposed development would be in accordance with Warwick District Local Plan Policies DP1 and DAP8.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The closest neighbour is Holly House situated just to the north of the application property. This property has a higher ground level than the application property. As the proposed extension is single storey with an eaves height just above the level of the existing boundary wall, it is considered that the distance separations guidelines will not be applicable in this case. In addition the roof of the extension is sloping away from this neighbour further reducing the impact. It is therefore considered that the impact on this neighbour would be acceptable.

East Homestead is situated to the west of the application property and is separated by a public footpath running along the boundary between the two properties. There is a gap of approximately 15m between the proposed extension and this property. In addition there is a significant amount of screening between these two properties by way of established hedging and conservation area trees. It is therefore considered that this proposal will not impact on this neighbour by way of loss of light; privacy; or overbearing visual intrusion.

Renewable Energy

The proposed extension will be creating approximately 55 sq. m of habitable floorspace, which would be sufficient to trigger the need for 10% of the proposed energy usage of the development to be provided through onsite renewable technologies. No details have been submitted with the application but it is considered that a planning condition can be used to successfully secure the provision of 10% renewables in this case.

Impact on the Conservation Area tree located within the site

It is noted that there is a Conservation Area protected tree located on the site and that the proposed extension will extend marginally inside the root protection area. The scheme has been significantly reduced on this side and it is considered that the inclusion of a condition requiring details of the foundations to be submitted prior to commencement will allow control over the type of foundations used on this part of the extension and will mitigate any impact on the roots of this tree.

Other matters

Ecology issues have been considered as part of the application. A pre-determinative bat survey was carried out at the request of WCC Ecology, and no evidence of protected species was found. It is therefore considered that a bat note should be attached to the decision as a precaution.

SUMMARY/CONCLUSION

In conclusion, the proposed development is considered to be of an appropriate design and scale for the location that will not impact adversely on the Green Belt; street scene; Listed Building; Conservation Area; or on the living conditions of the neighbouring properties to the extent that would justify a refusal of permission. The scheme is considered to be in accordance with all the relevant Local Plan policies and should therefore be approved.

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 003A, 005A, 006A, 007A, and specification contained therein, submitted on 18/06/2013 and 17/07/2013. **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 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.
- 5 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.

- 6 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837- 2012 Trees in Relation to Design, Demolition & Construction) to all tree(s) on the site, or those tree(s) whose root structure may extend within the site and which are within the Warwick District Council Conservation Area. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
- 7 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011 / To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 8 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved

details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.

- 9 No development shall commence on the site unless and until details of the foundations and other sub-ground level works have been submitted to and approved in writing by the local planning authority and the development shall only be carried out in strict conformity with the details shown on these approved drawings or any subsequent amending documents. **REASON:** To ensure that any important and irreplaceable archaeological remains are not destroyed during the construction process in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.
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General Notes

THIS DRAWING

1. Is the property of Brock Charities Ltd.
2. It is to be used for the purpose and site plan only.
3. It is not to be used for any other purpose.
4. It is not to be used for any other purpose.

Reference	
As Proposed Site Plan	14/07/13

CHARTERED ARCHITECTS - LONDON - 74, LONDON

Drawing No	ASAP	Scale	1:1000
Project	New Three Cottages - Village Road, Barnstaple, CV8 3XE		
Client	Mr & Mrs Beaumont		
Title			
Existing & Proposed Site Plans			
Job No	BEA-001	Issued On	02/07/13
Brock Charities Limited			
The 17th Floor			
The 17th Floor			
The 17th Floor			



