

Application No: W 14 / 0301

Town/Parish Council: Baginton
Case Officer: Helena Obremski

Registration Date: 05/03/14

Expiry Date: 30/04/14

01926 456531 Helena.Obremski@warwickdc.gov.uk

3 Mylgrove, Baginton, Coventry, CV3 6RE

Application for a proposed erection of a first floor side extension. FOR Mr Feeney

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.

DETAILS OF THE DEVELOPMENT

The applicant proposes the erection of a first floor extension on the footprint of a previous single storey side and rear extension which was constructed under permitted development rights.

THE SITE AND ITS LOCATION

The application site relates to a detached, part two-storey, part one and a half storey property on the Western side of Mylgrove, a small cul-de-sac with integral garage and driveway parking. The site itself lies with the adjacent property in an unusual corner plot.

PLANNING HISTORY

The site has previously benefited from a ground floor side and rear extension under permitted development. The proposed extension follows the same footprint as this previous ground floor extension.

W/84/1162 - application granted to erect a utility room to the rear of the property.

W/05/0624 - application granted to erect a first floor side and rear extension over existing ground floor extension.

RELEVANT POLICIES

- National Planning Policy Framework
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

- DP2 - Amenity (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)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Baginton Parish Council - objects on the basis that there will be a loss of light into the neighbouring property, that the proposed extension will be overbearing and that the plans do not show the proximity of the adjacent house.

1 public response - 4 Mylgrove - objects because the proposed extension is considered to be overbearing and there would be a loss of light into their garden.

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
- Renewable Energy
- Parking
- Ecology Issues

The impact on the street scene

Local Plan Policy DP1 requires all development permitted to comprise of a good design and layout relating well to the design and appearance of the surrounding area and dwellings. In addition, Paragraph 58 from the National Planning Policy Framework (NPPF) requires that all development reflects the identity of local surroundings and materials, and responds to local character.

The proposed extension is to be constructed on the footprint of a previous single storey extension to the side and rear of the property which was built under permitted development rights. The proposal would result in a two storey extension up to the property boundary with 4 Mylgrove however, due to the juxtaposition of the 2 properties at right angles this is not considered to be objectionable in visual terms. The proposed development will be set back from the front of the application property and cannot be seen from the adjacent main road (Howes Lane) or from Roman Way as the property is heavily screened by vegetation to the rear.

Furthermore, the extension will be subordinate to the existing property being set down from the dominant roof level and set back from the front elevation, to keep

the same footprint as the existing ground floor extension. This will create a subservient form of extension, which respects the character of the existing dwelling and will be in matching materials. Therefore, it is considered that the proposed extension meets the requirements set out in the Council's adopted Residential Design Guide SPG and will comply with Warwick District Council Local Plan Policy DP1 and will be acceptable in the street scene.

The impact on the living conditions of nearby dwellings

Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of outlook, provision of daylight and visual intrusion. The Council's Residential Design Guide provides a design framework for Policy DP2 and states that extensions should not breach a 45 degree rule taken from the nearest habitable room of a neighbouring property.

Number 2 Mylgrove neighbours the Western boundary of the application site and will not lie immediately adjacent the proposed extension. It is therefore considered that there will be no loss of light, outlook or privacy.

Number 4 Mylgrove lies adjacent to the Eastern boundary of the application site and this neighbour has objected on the basis that there will be loss of light into their garden. Due to the orientation of the application property, it is considered that there will not be a significant loss of light to number 4, owing to the fact that the extension is subordinate to the original dwellinghouse, which is already two storey. Whilst the front of the proposal looks towards the side elevation of number 4, the relationship is such that this is not considered to result in any material loss of privacy.

Moreover, due to the high level of vegetation to the rear and the substantial distance separation of over 30 metres, number 15 and 16 Roman Way to the South West elevation will not be impacted.

Baginton Parish Council have objected to the application on the basis that there will be loss of light to number 4 and that the proposed extension will be overbearing. As noted previously, the proposed extension is considered to be subservient to the existing dwellinghouse, and there will be no side facing windows on the proposed extension, therefore, it is considered that there will be no loss of light, outlook or privacy and the development would comply with Policy DP2 of the Warwick District Local Plan.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Parking

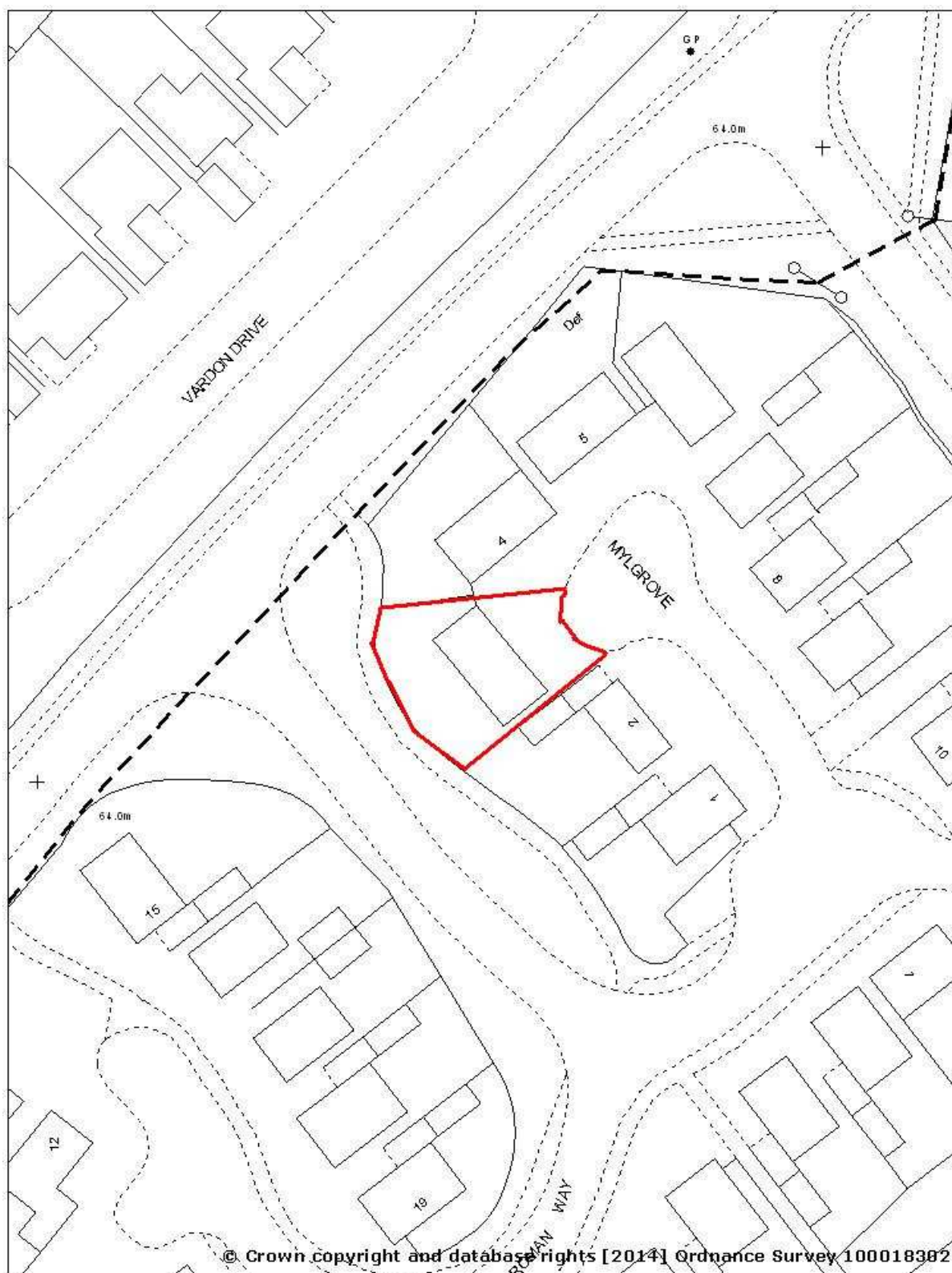
It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology

WCC Ecology have not commented on this application site and there will be no impact on the main roof of the house, therefore, this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

In conclusion, it is considered that the proposed first floor 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.

- 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 Issue 4. 02/03/2014, and specification contained therein, submitted on 5th March 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 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.
-



Scale: 1:500 @A4 Drawn By:

Date: 16 April 2014

Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ

Tel: 01926 410410



