

Planning Committee: 17 January 2012

Item Number: 12

Application No: W 11 / 1292

Town/Parish Council: Whitnash
Case Officer: Jo Hogarth

Registration Date: 11/10/11

Expiry Date: 06/12/11

01926 456534 planning_east@warwickdc.gov.uk

1 Ashford Road, Whitnash, Leamington Spa, CV31 2NA

Proposed first floor loft conversion and kitchen roof extension FOR Mr D Cond

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

SUMMARY OF REPRESENTATIONS

Whitnash Town Council : Objection as overdevelopment and unneighbourly.

WCC Ecology: Recommend pre-determinative bat survey. A survey was undertaken and the County Ecologist recommends a condition together with notes on nesting birds.

Public response(s): A neighbour letter has been received raising concerns over loss of light to a bathroom and whether there would be any future intent to insert a window in the side elevation.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

Planning permission was granted in 2005 (ref: W/05/0927) for a single storey side extension.

KEY ISSUES

The Site and its Location

The site relates to a detached bungalow located on the north side of the road in a predominantly residential area. Along this side of the road properties are

largely similar in character; however on the opposite side of the road are two storey semi-detached properties. The site is outside of the Conservation Area.

Details of the Development

The proposal seeks to extend the roof at the rear and create a pitched roof over the kitchen area to the side of the property (internally the kitchen will be enlarged).

Assessment

I consider the key issues relating to this proposal to be:

- Impact on the streetscene
- Impact on neighbours
- Parking
- Renewables

Impact on the streetscene

The rear extension to the roof will not be overly visible from Ashford Road and given that properties within the road have carried out similar roof extensions I am of the view that a refusal decision would be difficult to sustain on these grounds. The proposal would effectively result in a hip to a gable roof at the rear. In design terms I do not consider this would result in an incongruous feature at odds with the design of the property and therefore I am satisfied that the scheme would meet the objectives of Policy DP1 of the Local Plan. With regard to the alteration to the roof to the side of the property, again whilst marginally visible, I do not consider this to be harmful to the character and appearance of the area. The ridge line would be set considerably below the ridge of the main house and would read as a subservient addition to the property. I consider this to be acceptable.

Impact on neighbours

I do not consider there would be any significant adverse impact on neighbours, I note the concern that in the future a window may be inserted in the side elevation of the roof alteration to the kitchen; however if this were to happen, it would be above standing height and no overlooking would result. I also note the neighbour's concern about the loss of light to their bathroom, but as this is not a habitable room I am of the view that a refusal on these grounds would be difficult to sustain and therefore I am satisfied that the scheme meets the criteria contained within Policy DP2 of the Local Plan.

Parking

There would be some internal alterations to the garage; however part of the garage would remain and there is adequate parking in front of the property and therefore the proposal meets the Council's adopted Vehicle Parking Standards.

Renewables

With regard to Policy DP13 and the requirement for renewable energy to provide 10% of the predicted energy requirements, in this instance given the relatively small scale extension, I do not consider this would be appropriate and it would be unreasonable to apply this to the loft conversion given the scale of the conversion.

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 drawings numbers 1130/3 and 1130/4, and specification contained therein, submitted on 11 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.
- 3 The development shall be timetabled and carried out to wholly accord with the detailed method statement for the safeguarding of bats within the site as set out in section 6 of the document 'Initial Bat Survey, 1 Ashford Rd., Whitnash' prepared by Swift Ecology Ltd, received by the District Planning Authority on 5th December 2011. **REASON:** To ensure the protection of bats and compliance with Policy DP3 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 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.
