

Planning Committee: 26 February 2019 **Item Number:** 10

Application No: [W / 18 / 2371](#)

Town/Parish Council: Lapworth
Case Officer: Liz Galloway

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Registration Date: 12/12/18

Expiry Date: 06/02/19

45 Station Lane, Lapworth, Solihull, B94 6LW
Erection of a two storey side/rear extension. FOR Mrs Brown

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

This application is for the erection of a two storey side/rear extension and single storey rear extension.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with link integral garage located on the west side of Station Lane.

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Residential Design Guide (Supplementary Planning Guidance - May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

SUMMARY OF REPRESENTATIONS

4 public responses (39, 41, 43 and 45a Station Lane): Object on grounds of impact on the street scene, terracing affect, loss of light to properties and

amenity areas, loss of privacy, semi-detached affect, noise, value, out of character and construction concerns.

Lapworth Parish Council: Object on grounds of overdevelopment.

WCC Ecology: Recommend a Bat Survey and protected species notes.

ASSESSMENT

Design, Scale and Impact on the Street Scene

While the proposals are fairly deep to the rear, they are subservient to the house, being set down from the existing roof height, stepped back from the front of the property and, stepped in at the side. The extensions are not considered harmful to the appearance of the property overall, and, are not considered to be overdevelopment, having taken into account the Parish Council objection and other public responses. The adopted Residential Design Guide does not give specific guidance on restrictions of depths or building lines to the rear and it is, therefore, considered that a refusal on the grounds of overdevelopment could not be sustained on appeal.

Furthermore, a private rear amenity area will remain (123.5 sq m) which is significantly in excess of that required by the adopted Residential Design Guide (60 sq m).

The extensions, whilst partially visible from the street scene, are not considered to cause any adverse visual harm to Station Lane.

Impact on Neighbour Amenity

With regard to all the neighbour objections received, it is considered that there will be no breaches of the 45 degree angle arising from the proposals which would cause loss of light. Furthermore, there are no side facing first floor windows proposed which would cause overlooking or loss of privacy, therefore, officers are satisfied that the proposal will cause no serious loss of light, outlook or privacy to any adjacent neighbours.

Ecology

WCC Ecology have commented on this application and requested a bat survey. However, officers consider that a more proportionate approach would be to provide precautionary bat, bird, amphibian, reptile and hedgehog notes and that this application in its present form is acceptable and complies with Warwick District Local Plan Policy NE2.

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 TR3 and the Council's adopted Vehicle Parking Standards.

SUMMARY/CONCLUSION

The proposed extensions are considered to be suitable in design and scale for the main property overall, and do not overly impact upon the street scene. Furthermore, they are not considered to cause material harm to the surrounding neighbours.

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 PO2, and specification contained therein, submitted on 12th December, 2018. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
 - 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 BE1 of the Warwick District Local Plan 2011-2029.
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