

Application No: [W 22 / 1276](#)

Town/Parish Council: Leamington Spa
Case Officer: Matthew Godfrey

Registration Date: 08/09/22
Expiry Date: 03/11/22

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25 Beverley Road, Leamington Spa, CV32 6PH

Planning permission is sought for the erection of a single-storey rear extension, a two-storey front and side extension, and rendering on the top half of all elevations. FOR Mr and Mrs Badhan

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

THE SITE AND ITS LOCATION

The application site is an early 1960s, red brick, detached property located on the northwest side of Beverley Road. The streetscene is characterised by two-storey detached properties that vary in form with a mostly red brick design code.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single-storey rear extension, a two-storey front and side extension, and rendering on the top half of all elevations.

The proposal transforms the original 1960s dwelling into a modern style dwelling which shall feature two protruding dual pitched roof sections on the front elevation, separated by a glass façade inset, all finished in white render on the top half and constructed of brick on the bottom half.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

Royal Leamington Spa Neighbourhood Plan 2019-2029

- RLS2 - Housing Design
- RLS4 - Housing Character Outside the Conservation Areas

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - No objection.

Public Objections - 20 objections received on the basis that the proposal is over development.

Assessment

The key issues for consideration are:

- Design
- Amenity impacts on neighbouring properties
- Ecology
- Parking

Design and impact on the street scene

Local Plan Policy BE1 states that development will be permitted where it harmonises with and contributes positively to the surrounding area. This is also reflected in guidance within the Residential Design Guide SPD which sets out design principles which development proposals will be expected to comply with. In addition, paragraph 130 of the National Planning Policy Framework (NPPF) dictates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Firstly, the single-storey rear extension is considered to have a high-quality design which would be completely hidden from the streetscene. Secondly, the two-storey side extension, adjacent to no.23, is appropriately stepped 1m away from the neighbouring boundary within accordance to the Residential Design

Guide. Finally, the two-storey front extension does not significantly step forth of the existing building line at ground-floor level.

The proposal involves a modernisation of the original dwelling - a precedent set by numerous other properties which have undergone such development on Beverley Road. No.54 has been granted a very similar kind of scheme. Therefore, the proposal will not seem incongruous in the streetscene given that properties on Beverley Road vary in form and style.

In summary, it is considered that the development accords with the guidance set out in the Council's Residential Design Guide and policy BE1 of the Local Plan.

Impact on the amenity of neighbouring uses

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly and overbearing effect.

The location of the property and the position of the proposed additions mean that there is no infringement on the 45-degree line and the development shall not negatively impose on neighbour amenity.

It is therefore considered that the proposals are in accordance with Local Plan Policy BE3.

Parking

The proposed development does not encroach onto existing parking space, which can comfortably hold three vehicles even with the removal of the garage. As a result, the scheme is viewed to suitably align with Local Plan Policy TR3 and the WDC Parking Standards SPD which suggests there be three parking spaces for residential houses with 4+ bedrooms.

Ecology

Policy NE2 of the Local Plan seeks to protect designated biodiversity assets and protected species, ensuring they are not adversely impacted by development proposals. The proposed development is considered to be in accordance with Policy NE2 of the Local Plan.

Public Objections

Twenty public objections were received. Common phrases referenced were 'overdevelopment', 'terracing effect', and 'parking'.

The front extension element of the proposal steps forth approximately 0.8m of the original garage, thus not significantly exceeding the extent of no.27 at ground floor level as per the Block Plan. At first-floor level, the front extension shall protrude the existing building line, but this would not appear out of place to an extent that could justify a refusal of planning permission.

A terracing effect has been mitigated by ensuring a 1m separation distance to the neighbouring boundaries either side of the dwelling is upheld in accordance with the Residential Design Guide.

Regarding the matter of parking – the scheme does not encroach onto the parking space available, however does involve the removal of the garage. Given that the parking space can hold three vehicles, there would be no justification to refuse this application.

Furthermore, it was noted by most objectors that the revised plans did not change from the superseded plans. This is correct - the proposal remained the same given there was no breach to planning policy. However, a discrepancy in the Block Plan showed a different footprint to the one being proposed. Therefore, an accurate revision was submitted, and a second consultation period was held so that a well-informed consultation could take place. Revised plans also included a streetscene plan to show how the proposal would interact with the neighbouring properties. It is evident from this that the ridge height is maintained.

Summary and Conclusion

The proposal is considered to constitute good quality design and to have an acceptable impact on the amenity of the neighbours and the current and future occupiers of the dwelling. The proposal is considered to satisfy the criteria of Local Plan Policies BE1, BE3 and the Residential Design Guide SPD. Therefore, it is recommended that this application should be granted.

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 1677-0500-01 and 1677-0501-02, and specification contained therein, submitted on 08/09/2022. **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.
- 4 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no part of the dwellinghouse shall be rendered other than as shown on the approved drawings. **Reason:** To secure a satisfactory form of development in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
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