

**Planning Committee:** 06 January 2015

**Item Number: 6**

**Application No:** W 14 / 1435

**Town/Parish Council:** Warwick  
**Case Officer:** Robert Mason  
01926 456521 robert.mason@warwickdc.gov.uk

**Registration Date:** 06/10/14  
**Expiry Date:** 01/12/14

**33 Vicarage Fields, Warwick, CV34 5NJ**  
Erection of two storey side extension FOR Mr Chowdry

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

### **RECOMMENDATION**

GRANT, subject to the conditions listed at the end of this report.

### **DETAILS OF THE DEVELOPMENT**

Erection of two storey side extension.

### **THE SITE AND ITS LOCATION**

The application site relates to a two storey end of terrace property situated on the south side of Vicarage Fields, within a predominantly residential area. The application property is situated within a row of terraced houses which can only be accessed on foot via a pedestrian path from the main highway of Vicarage Fields which services 12 properties to the North and South of the path. The path is set at a higher level than the main highway and private garages are allocated to the properties, which are located further up Vicarage Fields.

The property is situated at the end of the cul-de-sac and benefits from a larger than average plot size. The site shares a boundary with 15 and 19 All Saints Road to the East, All Saints Church and Scallywags Kids Club to the South East, 44 Vicarage Field to the South and 34 Vicarage Road to the West.

There a Horse Chestnut tree to the south which is subject to a Tree Preservation Order.

### **PLANNING HISTORY**

W/10/1470 - Erection of single storey front extension - Granted

W/10/1471 - Erection of new dwelling - Refused

W/14/0477 - Erection of two storey side extension - Withdrawn

## **RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- 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)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Guidance Documents
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- The Emerging Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No objection

**WCC Ecology:** No objection. Recommends bat and bird notes.

**Public Response** - 9 objections have been received on the following grounds: Set down and set back of extension not enough; noise; parking; impact on TPO tree in grounds of All Saints Church; overlooking of children's playground used by kids club; scale of extension; loss of light and privacy.

**Inland Waterways** - No objection.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are as follows:

- Design and impact on streetscene
- Impact on living conditions of neighbouring properties
- Renewables
- Parking
- Impact on protected tree
- Health and Wellbeing

## Design

The objections raised in respect of the design are noted. However, the proposed extension is set down and set back from the main dwellinghouse in accordance with the advice set out in the Residential Design Guide SPD. The proposal also replicates fenestration details. Whilst the proposed extension is approximately the same width as the house, due to its siting at the end of the pedestrianised cul-de-sac, it will not be a prominent feature in the streetscene. I am therefore of the view that the proposal is acceptable in design terms, will not have a detrimental impact on the streetscene and accords with Policy DP1.

## Living Conditions

The proposal would not breach the 45 degree line taken from the neighbouring property and in terms of distance from the properties to the north and south, it will be the same as the established pattern of development. It is therefore considered that the proposal would not result in material harm to the living conditions of occupiers of neighbouring properties and the proposal accords with Policy DP2.

## Renewables

The proposal includes the provision of solar panels on the front roof slope of the existing house to satisfy the requirements of Policy DP13 and the associated SPD. No calculations have been provided, however, this can be secured by condition.

## Parking

The objections raised in respect of parking are noted. The Vehicle Parking Standards SPD requires sets out that dwellings with three bedrooms or more require 2 off street parking spaces. While the existing house has three bedrooms and the proposal results in the creation of a five bedroomed dwelling, in policy terms, the addition of a further two bedrooms does not trigger a requirement for the provision of additional spaces. It is therefore considered that the proposal accords with Policy DP6 and the associated SPD.

## Protected Tree

The concerns in respect of the TPO tree are noted. An Arboricultural Report was submitted with the application which demonstrates that the protected tree would not be impacted upon by the proposed development and the Council's Tree Officer has accepted these findings.

## Health & Wellbeing

Not applicable

## **SUMMARY/CONCLUSION**

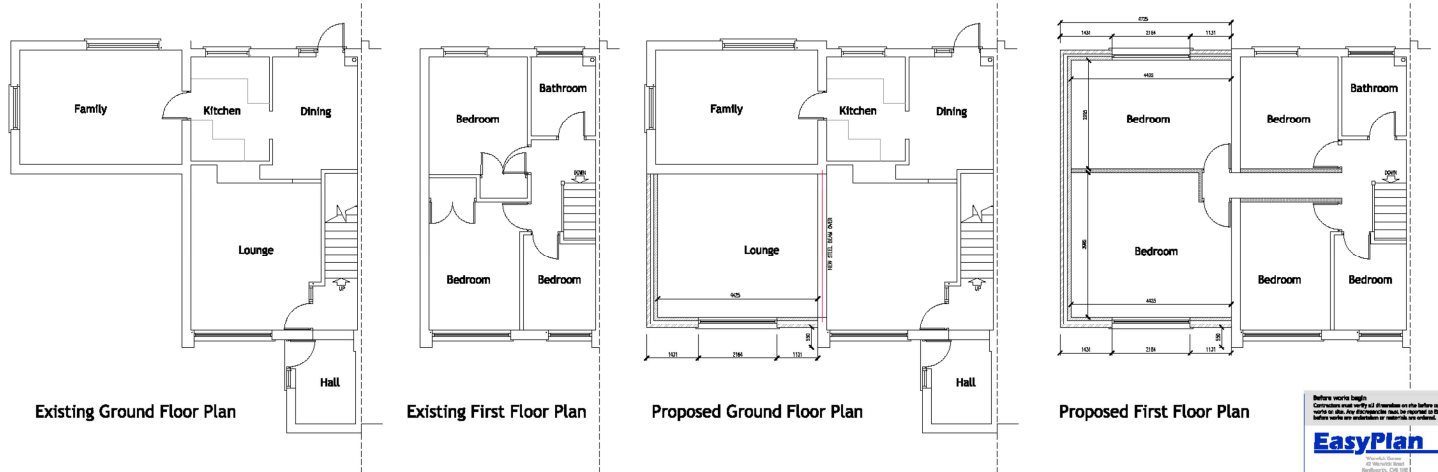
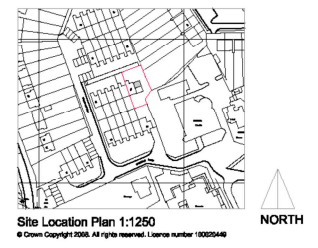
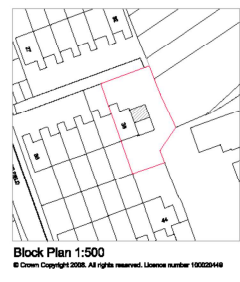
The objections raised by the occupiers of neighbouring properties are noted. However, for the reasons set out above, the proposal is considered to accord

with the relevant policies listed and it is concluded that planning permission should be granted, subject to conditions.

### **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 (drawing number 1819-01), and specification contained therein, submitted on 6 October 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 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.
  - 4 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.
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**Approved Drawing**  
 These drawings have been prepared solely for Planning and Building Regulation purposes and are not to be used for any other purpose. The contractor is responsible for the construction of the proposed development to comply with the Local Planning Authority's requirements and conditions.



**Before you begin**  
 Consultation must be held at all times on the before commencing work on site. Any alterations must be reported to the contractor before any alterations or work is carried out.

**EasyPlan**

Telephone 01925 866006

**project**  
 Proposed Extension  
 33 Village Fields  
 Walsby  
 CV34 9SU

**drawing**  
 Existing & Proposed Floor Plans & Elevations

**scale** 1/200      **date** 19/09/2010      **drawn** [signature]

**Job no** 1819-01

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