

**Planning Committee:** 13 October 2021

**Item Number:** 8

**Application No:** [W 21 / 1230](#)

**Town/Parish Council:** Cubbington

**Case Officer:** George Whitehouse

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**Registration Date:** 02/06/21

**Expiry Date:** 28/07/21

**26 Ladycroft, Cubbington, Leamington Spa, CV32 7NH**

Erection of side and rear extensions and roof dormer at rear. FOR Mr B Faulkner  
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This application is being presented to Committee due to an objection from the Parish having been received as well as more than 5 public representations contrary to recommendation.

**RECOMMENDATION**

It is recommended that Planning Committee GRANT planning permission.

**DETAILS OF THE DEVELOPMENT**

Erection of side and rear extensions and roof dormer at rear.

The plans also show the relocation of the entrance door to the front elevation. This does not require planning permission.

**THE SITE AND ITS LOCATION**

The application site relates to a semi-detached bungalow located on the south side of Ladycroft in Cubbington. The street is predominantly characterised by bungalows, some of which have front dormer windows. There is no set building line within the street however all pairs of semi-detached dwellings are level giving some kind of uniformity. There is a two-storey detached dwelling at the end of the east side of Ladycroft with another two storey dwelling located at the south-eastern edge of the street. The site is situated in Flood Zone 2.

**PLANNING HISTORY**

W/20/1358: Refused and dismissed at appeal for the erection of a proposed single storey front, side and rear extension together with the installation of a side velux rooflight and rear dormer and formation of a front parking area.

**RELEVANT POLICIES**

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity

- TR3 - Parking
- FW1 - Development in Areas at Risk of Flooding
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document- June 2018)

## **SUMMARY OF REPRESENTATIONS**

**Cubbington Parish Council:** Objection based on harm to street scene

**WCC Ecology:** Recommended notes relating to protected species

**Public Response:** 9 individual objections referring to loss of amenity for neighbours, overlooking from dormers, overdevelopment of site, loss of parking and harm to street scene

## **ASSESSMENT**

### Design

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The Council's adopted Residential Design Guide SPD provides guidance to help make the assessment of good design under Policy BE1.

The proposed side extension is to be set down from the ridge of the main roof and the extension is no wider than 2/3rds the width of the original dwelling and the side extension is set back from the front wall of the dwelling by the required 450mm. The proposals comply fully with the Council's Residential Design Guide and the incongruous front extensions previously proposed and dismissed at appeal have been removed from the proposals.

The proposed side extension is similar to a number of other side extensions to bungalows that can be found across the district and it can also be said that a similar extension could have been erected in this location without the need for planning permission. The proposed extension is visually more appropriate than what could be erected under PD and reflects the design of the original dwelling.

The proposed extension is also a significant improvement over and above the plastic roofed car port which currently exists to the side of the dwelling. This feature is in need of replacement and therefore the proposed extension is considered to make an improvement to the character and quality of the streetscene.

The size and scale of the rear extension and rear dormer are comparable to other examples in the immediate surrounding area. Furthermore they are not visible in the street scene.

The proposed extensions are therefore sufficiently subservient and the proposals comply with Local Plan Policy BE1 and the Residential Design Guide.

### Neighbour Amenity

Policy BE3 of the Warwick District Local Plan 2011-2029 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, the Residential Design Guide Supplementary Planning Document includes the Distance Separation Guidance 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 and sets minimum acceptable standards for distances between dwellings.

The proposed rear dormer is 53m from the dwellings to the rear which is significantly greater than the minimum rear to rear distance separation of 22m. The proposals will therefore result in no unacceptable overlooking to the dwellings to the rear. In addition to this there is already a dormer in the rear roof slope of the original dwelling that faces the same direction.

There is no breach of the 45 degree guideline as a result of the proposals.

Overall it is not considered the scheme would result in material harm through overlooking, loss of light and outlook or loss of privacy to neighbours. The proposed extension is therefore considered not to result in any unacceptable harm to the amenity of the neighbouring dwellings.

It is considered that the development will comply with Warwick District Local Plan Policy BE3.

### Parking

Objections have been received citing loss of parking due to the removal of the car port/garage space. However, the dimensions of the car port are insufficient to be counted as a parking space under the Council's Parking Standards SPD. This is replaced by a garage in the proposed scheme so the parking situation remains unchanged in relation to the Standards.

### **Summary**

The proposed extension is sufficiently subservient and makes a clear improvement to the quality of the street scene over and above the existing. The objectionable parts of the proposals referred to in the dismissed appeal have been removed from the plans. The proposals have an acceptable impact on the amenity of neighbouring occupiers. The proposals comply with Local Plan Policies BE1, BE3, TR3 and the Residential Design Guide and Parking Standards SPD.

## **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 203A, and specification contained therein, submitted on 14/09/2021, and approved drawings 204B and 205B, and specification contained therein, submitted on 01/10/2021. **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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