

Planning Committee: 23 April 2019

Item Number: 17

Application No: [W 19 / 0369](#)

Town/Parish Council: Warwick
Case Officer: Liz Galloway
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Registration Date: 28/02/19
Expiry Date: 25/04/19

3 Townesend Close, Woodloes Park, Warwick, CV34 5TT

Erection of a two storey front extension and two storey rear extension (Amended design to previously approved ref. W18/2422 for a two storey front extension and single storey rear extension). FOR Mr R Siitambalam

This application is being presented to Committee because the applicant is a Warwick District Council employee.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application seeks to construct a two storey and single storey front extension and a two storey rear extension. This application is an amended scheme to ref. W18/2422 which now seeks to construct a first floor extension above the previously approved single storey rear extension.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with integral garage located to the east of Townesend Close.

PLANNING HISTORY

W03/1024 - Granted for a two storey front extension.

W13/0784 - Granted for the erection of a single storey rear extension and two storey front extension.

W18/2422 - Granted for the erection of a two storey front extension and single storey rear extension.

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)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029)

SUMMARY OF REPRESENTATIONS

1 Public response (1 Townsend Close): Objects on grounds of overshadowing, loss of sunlight, overlooking and loss of privacy.

Warwick Town Council: Request a site visit to consider the concerns raised by the resident at No 1 Townsend Close.

WCC Ecology: Recommend Bat Survey and protected species notes.

ASSESSMENT

Design, Scale and Impact on the Street Scene

This application is a re-submission of Planning Application Ref. W18/2422 which now seeks to construct a first floor above the previously approved single storey rear extension.

The proposed extensions will be situated on the front and rear of the property, however, the rear extension will not be overly visible within the street scene and will have no detrimental impact on Townesend Close. Furthermore, although the front two storey extension and single storey extension will be visible within the street scene, it is considered that there are examples of front roof gable properties, and particularly to the north of Townesend Close, the frontages are staggered with no defined position within the plot. The extensions will be constructed using materials that are similar in appearance to those used on the existing dwelling, including composite cladding which would not have a detrimental impact or cause harm to the area, and therefore it is considered that the development will respect the character of the existing dwelling and will meet the Council's adopted Residential Design Guide and will comply with Warwick District Council Local Plan Policy BE1.

Impact on Neighbour Amenity

The neighbour at no. 1 has objected to the proposal.

Number 1 Townesend Close lies adjacent the northern boundary of the application site and has two large rear patio windows belonging to the same room and no side clear glazed windows on the main house. It is considered that in relation to windows belonging to habitable rooms at the front and rear of

this neighbour's property that the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy BE3.

Number 5 Townesend Close lies adjacent the southern boundary of the application site and also has two large rear patio windows and no clear glazed side facing windows. It is also considered that this neighbour will not be overly affected by loss of light, outlook or privacy and that the development will meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy BE3.

There will be no overlooking or loss of privacy to any adjacent residential properties arising from the proposal as a condition is recommended to require any side facing first floor windows to be obscure glazed and non-opening up to 1.7m.

Ecology

WCC Ecology have commented on this application and requested a bat survey, however, it is nevertheless considered that cautionary bat, bird, amphibian, reptile and hedgehog notes would be appropriate 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 amended drawings 03C, 04D, 05C, and specification contained therein, submitted on 28th February, 2019. **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 Prior to the occupation of the development hereby permitted, the first floor windows in the north and south elevations shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.
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