

Application No: W 11 / 0977

Town/Parish Council: Leek Wootton
Case Officer: Penny Butler

Registration Date: 16/09/11

Expiry Date: 11/11/11

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33 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL

Erection of two storey side extension and replacement pitched roof to existing detached garage FOR Mrs L Bains-Pruthi

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

SUMMARY OF REPRESENTATIONS

Leek Wootton & Guy's Cliffe Parish Council : With reference to this application, Leek Wootton & Guy's Cliffe Parish Council have discussed this, and would submit their objections, it is felt this side extension encroaches the building line in The Hamlet. It is also felt that it could cause some lack of visibility at the junction with Hill Wootton Road.

Public response: One objection (30 Hill Wootton Road) from house opposite. The proposed extension will seriously affect the open aspect of the entrance to The Hamlet and will extend the building forward of the building line on the eastern side of The Hamlet. This would be particularly relevant if the approved similar extension at 31 Hill Wootton Road was implemented. They note that they were not consulted on this application or that for 33 Hill Wootton Road, where Planning Committee approved the proposal partly on the grounds that neighbours were not concerned.

One letter of support (31 Hill Wootton Road). The proposal would enable the applicant's family to move back to the village. The development would compliment and mirror their approved side extension and therefore have a minimal impact on the street scene. The extension would not encroach on the visibility splay. The proposal would not significantly impact on the outlook of 30 Hill Wootton Road as this is already impeded by their tall hedge, a large caravan, a trailer and a collection of large vehicles regularly parked on the drive.

One letter (2 The Hamlet) confirming no objection to the proposed garage roof, but stating concern that the side extension will look rather out of place when approaching The Hamlet from Hill Wootton Road.

WCC Ecology: The submitted bat survey is acceptable and found no evidence of bats, however, bats may still be present therefore a condition for supervision of destructive works is recommended.

RELEVANT POLICIES

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

There is no planning history.

KEY ISSUES

The Site and its Location

The application property stands on the corner junction of Hill Wootton Road and The Hamlet. Hill Wootton Road is a main road through Leek Wootton village whilst The Hamlet leads onto an estate of detached dwellings built in the 1970s. The property is near the edge of the village, with the adjacent dwelling on Hill Wootton Road adjoining open agricultural land. This neighbours dwelling is detached and of different design. To the rear on The Hamlet is a further detached dwelling who sides onto the application site. The applicants detached garage stands at the end of their rear garden, adjacent to this neighbours own garage. Leek Wootton village is within the Green Belt.

Details of the Development

The proposal is to add a two storey side extension to the existing dwelling which will have a continuous roof line and flush front and rear elevations. This will provide a larger kitchen/dining room at ground floor with new bedroom and ensuite above. Also proposed is the addition of a low pitched roof to the existing detached garage, and the addition of a lean to roof above the flat roofed porch.

Assessment

Impact on the character of the area and Green Belt

Since the village of Leek Wootton is within the Green Belt, Local Plan Policy RAP2 applies which seeks to prevent disproportionate extensions to dwellings. However, this dwelling is within the built up area of the village where the actual visual impact of proposals on the openness of the rural area is more limited. In this case, the dwelling is bounded on both sides by other dwellings, and stands clearly within the developed boundary of the village, which lies on the opposite side of the adjoining plot. The dwelling is part of a 1960s estate of suburban style dwellings where many have benefited from large extensions, and there are several examples in the area of flush extensions. The proposed extension is the same format as that approved on the dwelling on the opposite corner of The Hamlet, therefore the current proposal would mirror this development once implemented and not appear out of character or harmful to the visual amenity of the area. In this context I consider that the provision of a two storey extension which is not subservient in design to the original house would be acceptable as

there would be no material harm to the openness of the Green Belt, and no adverse impact upon the character of the surrounding area.

Impact on neighbouring amenity

Since this is a corner plot, and the proposed two storey extension would be on the road side of the dwelling, I consider there would be no significant harm caused to surrounding dwellings. The extension is sited a minimum of 13m from the boundary with no.2 at the rear, with the applicant's garage standing in between, whilst the extension is on the opposite side of the house to no.35 at the side. There would be no demonstrable harm caused to dwellings on the opposite side of the road although the extension would of cause be visible to them. The proposed roof extension to the garage would not cause harm to no.2 since their own garage lies adjacent to this boundary and there are no side windows in the dwelling. I also consider that the provision of a pitched roof in place of the current flat roof will improve the appearance of the building.

Sustainability

The proposed additional floor space is some 58 square metres, and would provide an enlarged kitchen/dining room and one additional bedroom with ensuite. Local Plan Policy DP13 requires that 10% of the predicted energy requirements of developments be produced on site, or in the vicinity, from renewable energy resources. In this case the proposed floor space would require the provision of 3 square metres of solar thermal panels, 8 square metres of solar PV panels, or a 1kW biomass boiler to meet this requirement. Given the floor space proposed, and that the nature of the additional accommodation proposed would be likely to significantly increase the energy consumption of the dwelling, I consider it is reasonable to impose a condition requiring a scheme to provide renewables in accordance with Policy DP13.

Other matters

There is a medium sized fir tree at the side of the house, which is to remain in place several metres from the proposed extension. This tree is not considered to be worthy of a preservation order since it is not of significant amenity value, however, its retention is welcome and therefore a condition providing protection is recommended. Two parking spaces are currently provided on the drive in front of the garage. These are to be retained therefore there would be adequate parking provision for the proposed additions, in accordance with the Council's Vehicle Parking Standards.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location

plan and approved drawing(s) (DA 211713), and specification contained therein, submitted on 27 July 2011 unless first agreed otherwise in writing by the District Planning Authority. **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 No work of any kind shall be begun on the site until a protective fence around the fir tree identified as being retained on the approved plans, has been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.
- 4 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 site, or in the locality, 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. **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.
- 5 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.
- 6 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the sections of hanging tiles of the building to be affected. All material is to be removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON**: To ensure the protection of bats and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.
