

**Planning Committee:** 02 February 2011

**Item Number:**

**Application No:** W 10 / 1270

**Registration Date:** 05/10/10

**Town/Parish Council:** Warwick

**Expiry Date:** 30/11/10

**Case Officer:** Jo Hogarth

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**2 Cleopatra Grove, Heathcote, Warwick, CV34 6GQ**

Erection two storey and single storey rear extension FOR Ms S Baker

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

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** LPA Policies DP1 and DP2 state development will only be permitted which positively contributes to the character and quality of the area by good layout and design and that the development will not be permitted if it has an unacceptable adverse impact on the amenity of surrounding properties by way of its overbearing effect and significantly reduces the visual amenity of those properties.

The Town Council considers that the application should be refused and that the Planning Committee carry out a site visit.

**WCC Ecology:** Recommend bat notes.

**Public Responses:** 4 letters have been received (3 anonymous with no address) objecting on grounds of loss of light to windows, too high, affecting the peaceful neighbourhood.

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

**PLANNING HISTORY**

There have been no recorded planning applications submitted for this property.

**KEY ISSUES**

**The Site and its Location**

The site relates to a detached property located near the junction with Bushy End which lies at right angles to Cleopatra Grove. To the side of the property are rear gardens serving properties in Bushy End.

**Details of the Development**

The proposal seeks to construct a single and two storey rear extension.

## **Assessment**

I consider the key issue relating to this application to be impact on neighbours.

I am satisfied that there would be no breach of the Council's adopted 45 degree line when taken from the neighbour at number 4 Cleopatra Grove and whilst there may be some loss of early morning sun light I do not consider that this would justify refusal of permission on these grounds.

With regard to distance separation the application property is currently set 22 metres from the property at the rear (number 23 Bushy End). The proposed two storey extension would reduce this distance to approximately 18.4 metres. In order to address this reduced distance separation, it is proposed to insert obscure glazing into the window openings at first floor level up to 1.7 metres above floor level, with only the top light being clear glazed. I am of the opinion that the main windows could be conditioned so that they are obscure glazed and non-opening, unless in emergencies such as the need for fire escape. In terms of distance separation from the properties to the side, there would be no breach of the adopted Supplementary Planning Guidance.

Whilst I note the objections received I am of the view that the proposal is acceptable and would read as an ancillary addition to the main house and would not result in an over-dominant structure. It is proposed to insert a high level window at ground floor level to serve the existing dining room and whilst this is shown on the drawings it would not in itself require planning permission.

In this particular instance I do not consider that the scheme, due to its modest scale/proportion in relation to the main house would trigger the need for renewables. There would be no alteration to the parking arrangements or for storage of wheelie bins/recycling boxes.

## **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 approved drawing number 7/9/10-01 Rev D and specification contained therein, submitted on 21 December 2010 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 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.

- 4 Prior to the occupation of the development hereby permitted, the first floor windows in the rear elevation of the extension 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 (other than in an emergency) unless the parts of the window to be glazed or 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 or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

### **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.

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