

Planning Committee: 10 January 2017

Item Number: 13

Application No: [W/16/1976](#)

Town/Parish Council: Warwick

Registration Date: 24/10/16

Case Officer: Rebecca Compton

Expiry Date: 19/12/16

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250 Myton Road, Warwick, CV34 6PT

Erection of a two storey side extension; single storey rear extension; tile canopy to porch and alterations to existing rear elevation (Amendment to planning permission ref: W/16/0218)). FOR Mr D Vaux

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

This application is a revised proposal from the previously approved application ref: W/16/0218 for 'Erection of a two storey side extension; single storey rear extension; tile canopy to porch and existing garage'. This planning application seeks permission for the following amendments:

- Removal of bedroom 7
- Removal of pitched roof from car port
- Extension of flat roof on the north side
- Additional roof lights
- Render to eastern elevation

THE SITE AND ITS LOCATION

The application site is located on the north side of Myton Road, Warwick. The site consists of a two-storey detached property within a predominantly residential area.

PLANNING HISTORY

W/16/0218 - Erection of two-storey side extension, single storey rear extension and tile canopy to porch and existing garage - Granted.

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)

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- 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)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Object on the grounds of overdevelopment

WCC Ecology: Recommend bat survey

RELEVANT PLANNING HISTORY

W/16/0218- Erection of two-storey side extension, single storey rear extension and tile canopy to porch and existing garage - Granted.

KEY ISSUES

The Site and its Location

The application site is located on the north side of Myton Road, Warwick. The site consists of a two-storey detached property within a predominantly residential area.

Details of the Development

This application is a revised proposal from the previously approved W/16/0218. This planning application has made the following amendments:

- Removal of bedroom 7
- Remove pitched roof from car port
- Extension of flat roof on north side
- Additional roof lights
- Render to eastern elevation

Assessment

The main issues in the consideration of this application are:

- Design/Scale
- Impact upon neighbouring properties

Design/Scale

The previous planning permission ref: W/16/0218 was granted for a similar proposal in the last 12 months. The current proposal is a revised scheme of that approval and is actually smaller than the approved scheme. The proposed amendments seek to remove the rear first floor extension and extend the flat roof to the single storey rear extension. This proposal also seeks to re-instate the original car port by removing the previously approved pitched roof.

The proposed extensions will be subservient to the original building in accordance with the Residential Design Guide SPG and Local Plan Policy DP1 as the new two-storey side extension is set back from the original building. The proposed side extension sits flush with the original building and mimics the roof pitch and style of the existing roof. It is considered that the proposed side extension will be an improvement over the existing as currently there are two side dormers serving a guest bedroom that overlook a plain brick wall. The new extension proposes a new front dormer in keeping with the design of the existing front elevation which will provide a better outlook than the current side dormers. A condition will be added to secure obscure glazing to the new side windows to ensure there is no additional overlooking to No.252. The proposed side extension is also smaller in width than the previously granted scheme by 0.6m at ground floor.

The flat roof to the previously approved rear extension will be extended in place of the first floor extension to the rear has subsequently been removed. The proposed rear extension will have two metal roof lights that will add a nice design feature to what could otherwise be a plain flat roof. The proposed bi-fold doors have also been widened with an additional two panes.

The proposal also seeks to introduce render on blockwork to the eastern elevation. As there is render to the existing house and within the street scene, it is considered that this would not be out of keeping with the area and would not cause harm.

The proposed works to the car port have now been removed from the previous proposal and will retain its original form and appearance.

The Town Council's objection is noted. However, it is also noted that the previously approved scheme was granted with no objection from the Town Council and it is considered that it would be unreasonable now to refuse this application based on overdevelopment when the new proposed scheme is considerably smaller in scale and breaches no planning policy or adopted guidance.

Impact upon neighbouring properties

The proposed first floor extension has a 1m gap between the side elevation and the boundary in accordance with the Residential Design Guide SPG to avoid the creation of a terracing affect with neighbouring properties.

Taken from the centre point at the nearest window from either neighbouring properties, the single storey rear extension does not breach the 45° line. Also

taken from the 1/4 point at ground floor and centre point at first floor, the two storey side extension does not breach the 45° line either. Therefore this proposal is in full accordance with the 45 degree line SPG and Local Plan Policy DP2 and would not result in any material harm to the living conditions of neighbouring occupiers.

Other matters

Given the scale of the proposal it is considered that a requirement to provide renewables/ fabric first scheme in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured by condition.

The Ecology Department have recommended a condition, which has been added.

The proposed developments will not affect the parking as the drive is large enough for more than 2 cars which accords with the Vehicle Parking Standards SPD.

Summary/Conclusion

The proposal will not affect the amenity of either neighbouring properties in terms of light and overlooking and will provide a subservient form of development to the original building and is smaller in scale than the previously approved scheme.

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 drawings 2016-1546-3F, 2016-1546-4D, 2016-1546-5F, 2016-1546-6F, 2016-1546-7D, 2016-1546-8A and specification contained therein, submitted on 24/10/2016. **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 development (including demolition) shall commence unless and until a further survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys - Good Practice Guidelines, has been carried out by a qualified surveyor, and has been submitted to and approved in writing by the local planning authority and a detailed mitigation plan including a schedule of work and timings has been submitted to and approved in writing by the local planning authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-

2011.

- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.
REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 5 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
- 6 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.