

**Planning Committee:** 20 June 2023

**Item Number:** 8

**Application No:** [W 23 / 0346](#)

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Lucy Shorthouse

**Registration Date:** 17/04/23  
**Expiry Date:** 12/06/23

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**7 Walnut Drive, Leamington Spa, CV32 7XU**

Erection of single storey side extension FOR Mr J Huxley

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This application is being presented to Planning Committee as the applicant is an employee of Warwick District Council.

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

The applicant seeks planning permission for the erection of a single storey side extension.

**THE SITE AND ITS LOCATION**

The application site relates to a single storey end of terrace dwelling, located south of Tesco Express, at the southwest side of Walnut Drive. The property is visible from Crown Way and fronts onto the access road. The properties in the adjoining terrace and immediate context are similar in design and appearance. The application site is within a mixed-use area of Lillington.

**PLANNING HISTORY**

W/11/1318 - Erection of single storey side extension to make two bed bungalow into three bed – Granted

**RELEVANT POLICIES**

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Royal Leamington Spa Neighbourhood Plan 2019-2029
- RLS4 - Housing Character Outside the Conservation Areas

## **SUMMARY OF REPRESENTATIONS**

**Royal Leamington Spa Town Council** - No objection

**WCC Ecology** - Recommends ecological notes be added to any approval granted.

**Public Response** - None received.

## **ASSESSMENT**

The key issues for consideration are:

- Design
- Impact on amenity neighbouring properties
- Ecological impacts

### Design and impact on the street scene

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to adhere.

The proposed side extension replaces an existing store. The proposed extension continues the roofline of the dwelling to infill the gap and provides an enlarged kitchen area, with a rooflight above. By virtue of its scale and design, the extension is considered sympathetic to the character of the original dwelling. The proposed extension is considered to constitute good design and will not result in harm to the character of the street scene. Materials are proposed to match the existing.

It is therefore considered the proposals are acceptable and in accordance with Local Plan Policy BE1.

### Impact on neighbouring properties

Local Plan Policy BE3 requires development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unneighbourly impact on neighbouring properties by reason of loss of light or outlook.

The application property is sited at the end of a terrace and the extension faces the boundary with Tesco Express. There is therefore no breach to the 45 degree from the neighbour and the impact of the extension is considered acceptable.

It is therefore considered that the proposals comply with Warwick District Local Plan Policy BE3.

## Ecology

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposal likely to impact on these assets will be subject to an ecological assessment.

Warwickshire County Council Ecology recommended that in the event of an approval, explanatory notes are added for the protection of bats and birds. These notes have been attached as requested, and the proposal is considered to comply with Local Plan Policy NE2.

### **SUMMARY/CONCLUSION**

The proposal is considered to constitute good design and have an acceptable impact on amenity. The development is considered to comply with all aforementioned policies and is recommended for approval.

### **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(s) titled 'Proposed Floor Plan', 'Northeast Elevation Proposed', 'Northwest Elevation Proposed', and specification contained therein, submitted on 17th April 2023. **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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