

Planning Committee: 19 August 2014

Item Number: 15

Application No: W 14 / 0978

Town/Parish Council: Warwick

Registration Date: 24/06/14

Case Officer:

Helena Obremski

Expiry Date: 19/08/14

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31 Oakwood Grove, Warwick, CV34 5TD

Proposed erection of a two storey side extension, a two storey rear extension with balcony, two single storey side extensions, a single storey rear extension, a car port to front elevation and new driveway.(Resubmission scheme) FOR Dr A Broome

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a two storey side extension, a two storey rear extension with balcony, two single storey side extensions, a single storey rear extension, a car port to the front elevation and new driveway to the front. This is a resubmission of an earlier proposal but differs by means of the addition of a balcony to the rear elevation, a single storey side extension to the Eastern elevation, the removal of the basement and an alteration to the car port.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with integral garage and driveway parking, which is positioned to the South of Oakwood Grove.

PLANNING HISTORY

W92/1362 - granted for the erection of a single and two storey extension (amendment to pp. W92/0582

W/13/1667 - granted planning permission for a two storey side extension, a two storey rear extension, a single storey front extension, with a car port and basement.

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- 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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: objects to the proposal in relation to the mass and adverse impact on the amenity of the adjoining properties. Recommends that Planning Committee carry out a site visit.

WCC Ecology: no objection, recommends a note relating to bats, nesting birds and hedgehogs as protected species be attached to any approval granted.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Design
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues
- Health and Wellbeing

Design

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that

fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's existing Local Plan 1996 - 2011 policy DP1 and the emerging Local Plan policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed extensions will be visible within the street scene which is characterised by a range of styles and sizes of properties. Oakwood Grove is not identified by a specific house type and the application site is positioned so that it sits between the front of a detached bungalow and the rear of a detached dwelling.

The proposed development would therefore not have a significant detrimental impact on the street scene and would not appear incongruous in this context. The proposed two storey side and front extensions will be set back from the front elevation and are marginally set down from the main ridge line of the application property. The gradient of the roof of the proposed two storey extensions mirrors that of the existing roof slope, thus creating subservient forms development.

The proposed development respects the character of the existing dwelling and would be constructed largely in materials which would match those of the application property. The window frames and doors will not be constructed from matching materials to those of the existing property, however as the application property is not in the Conservation Area or a Listed Building, it would be unreasonable to request that the windows were made from matching materials.

Furthermore, it is not considered that the proposed aluminium / timber composite window frames would appear incongruous in the wider context.

The proposed car port would protrude forwards of the principle elevation of the application property, however, there is no definitive building line which can be seen within the street scene and therefore it is not considered that this would be inappropriate development in this context.

The proposal is considered to comply with the NPPF, the Residential Design Guide, Local Plan policy DP1 and emerging Local Plan policy BE1.

The impact on the living conditions of nearby dwellings

Warwick District existing Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of

nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy DP2, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Number 32 is positioned to the Western boundary of the application site and lies at a 90 degree angle from the application property. The rear elevation of this neighbour's property faces the side of the application dwelling and will sit next to the proposed car port extension and single storey side extension. This neighbour benefits from a single storey rear extension which has one rear facing window.

However, as this does not serve a habitable room and there is substantial established shrubbery which already blocks any view or light through this window, it is not felt that the proposed single storey side extension or car port would have a substantial detrimental impact on this neighbour. Furthermore, it is not considered that the proposed single storey rear extension would have a substantial impact on this neighbour as it is set in from the edge of the application property and there would be no breach of the Council's adopted 45 degree guidance. Moreover, there is well established screening which prevents any increased loss of light, outlook or privacy for this neighbour as a result of the proposed development. The remainder of the proposed development would not have a significant detrimental impact on this neighbour as it will be positioned on the opposite side of the application property to this neighbour.

Number 30 is positioned to the Eastern boundary of the application site and will lie next to the proposed two storey side extension and single storey side extension. This neighbour is also positioned at a 90 degree angle from the application property, but will front the proposed development. The proposal will breach the Council's adopted 45 degree guideline from a window to a habitable room from the front elevation of this neighbour's property and does not meet the Council's adopted distance separation guidance. However, when considered in context and the positioning of the properties, this neighbour will not suffer substantial loss of light. Furthermore, there is some established screening which will reduce the impact on this neighbour. There are no proposed side facing windows to the first floor which could increase overlooking on this neighbour. This neighbour's property does not protrude to the rear of the application property, therefore, the proposed rear extensions will have no impact on this neighbour.

The remainder of the adjoining neighbours to the application property will not be substantially impacted by the proposed development. The rear garden of the application site is boarded by mature, high level trees and shrubs which are predominately owned by the neighbours. The proposed balcony and additional rear windows would not cause any increased overlooking than the existing rear windows, and the well established shrubbery shields these adjoining neighbours.

Furthermore, the proposal meets the Council's adopted distance separation guidance. Therefore, it is not considered that there would be a substantial detrimental impact on any of the adjoining neighbours to the rear and side of the application property to the extent which would warrant the refusal of planning permission.

The proposed additional front facing windows to the application property would not create any additional overlooking than the existing front facing windows. In conclusion, it is considered that the proposal complies with existing Local Plan policy DP2; emerging Local Plan policy BE3 and the Residential Design Guide.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted a report detailing how 10% of the energy is to be provided by renewables. As such, the proposal is considered to be in accordance with the Warwick District Councils Local Plan Policies DP12 and DP13.

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 DP8 and the Council's adopted Vehicle Parking Standards. Furthermore, the applicant has submitted information which details that the front parking area will be constructed using permeable materials.

Ecology

WCC Ecology have commented on this application site, however, they consider that a cautionary bat note, nesting bird note and hedgehog note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3 and emerging Local Plan policy NE2.

Health and Wellbeing

There are no significant implications considered to arise from this application.

Conclusion

In conclusion, the proposed two storey side extension, two storey rear extension with a balcony, two single storey side extensions, single storey rear extension, car port and driveway are considered to be of acceptable design and scale which would not impact adversely on the on the character or appearance of the street scene and do not substantially impact on the amenity of neighbouring properties which would support a reason for refusal.

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 370 - 10, 370 - 11 and 370 - 12, and specification contained therein, submitted on 24th June 2014.. **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 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **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.
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