

Planning Committee: 16 April 2024

Item Number: 7

Application No: [W 23 / 1797](#)

Town/Parish Council: Leamington Spa
Case Officer: Thomas Senior

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Registration Date: 13/03/24

Expiry Date: 08/05/24

28 Newnham Road, Lillington, Leamington Spa, CV32 7SW

Erection of a two storey side extension, single storey rear extension and single storey front extension. FOR Mrs G Reyat

This application is being presented to Planning Committee as the applicant is a current 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 two-storey side extension, single storey rear extension and single storey front extension.

SITE AND LOCATION

The application site relates to a two-storey semi-detached property located on Newnham Road, Lillington. The application property itself is comprised of brick, with hung tiles present at first floor level to the front elevation of the property. The streetscene itself is characterised by pairs of semi-detached dwellings of similar styles, with a number of properties within the streetscene benefiting from the provision of both single and two storey side extensions that are of a similar design to the proposed scheme.

RELEVANT PLANNING HISTORY

No relevant planning history.

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
- TR3 - Parking
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document- June 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 - No representations received at present, expected before meeting.

Public Response - A comment has been made by the occupier of 26 Newnham Road in relation to the impact the proposal will have upon the boundary wall.

ASSESSMENT

Design and impact on character and appearance of the streetscene

The NPPF (2023) places an increased emphasis on the importance of achieving good quality design as a key aspect of sustainable development. Paragraph 135 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate external facing materials. Development is expected to function well and add to the overall quality of the area by appearing sympathetic to the local character and history.

Local Plan Policy BE1 echoes paragraph 135 of the NPPF and states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected to demonstrate that they harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use. Proposals are also expected to reinforce or enhance the established urban character of streets and reflect, respect and reinforce local architectural distinctiveness.

The Residential Design Guide SPD 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 important features; respecting the surrounding buildings and using the right materials.

Neighbourhood Plan Policy RLS4 relates to housing character outside of the Conservation Areas. In residential areas, the policy requires applicants to demonstrate how proposals have taken into account and responded to the predominant character (including local building styles and materials) in the street/road/locality within which the proposed development is situated.

The Residential Design Guide SPD sets out a number of design requirements which proposals for two-storey side extensions are required to adhere to. The proposed two-storey side extension is to be set away from the shared boundary by 1 metre at first floor level, as required within the SPD to avoid the potential creation of a terracing effect. In addition, the first floor of the proposed two-storey side extension is set back from the front façade of the property by 450mm, whilst also being set down from the ridgeline of the original dwellinghouse by 225mm, with this providing an addition that will remain subordinate to the original dwellinghouse. The Residential Design Guide SPD also sets out how side

extensions should be no more than 2/3 of the width of the original property, with the proposed side extension also being in accordance with this design requirement. In light of the above assessment and considering the clear precedent within the streetscene for extensions of a similar scale and style, the proposed two-storey side extension is considered acceptable from a design perspective, providing a subservient addition to the original dwellinghouse that both maintains and reinforces the overarching character of the wider streetscene.

The proposed scheme also includes the erection of a single storey rear extension, with the siting of this element of the scheme meaning that the proposed extension will have a limited impact on the character of the streetscene. Nevertheless, the single storey rear extension is considered to be both acceptable and appropriate in design terms, providing an addition that is of a suitable scale and form.

Finally, the proposed scheme also includes the erection of a very minor, pitched-roof single storey front extension. This addition is considered to be of an acceptable, subservient design that will enhance both the character of the appearance of the dwellinghouse itself, but also reinforce the character of the wider streetscene, with there being numerous examples of similar small-scale front extensions.

In light of the above assessment, it is considered that the amended scheme would be in accordance with Local Plan Policy BE1 and the Residential Design Guide SPD

Impact on neighbouring properties and the current and future occupiers of the development

Warwick District Local Plan Policy BE3 requires that development must have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states how extensions should not breach a 45 degree line taken from the nearest habitable room of the neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effect or disturbance/intrusion from nearby uses. Policy BE3 also requires that all development should ensure that acceptable standards of amenity space are provided for existing and future occupiers of the development site.

In respect of the proposed scheme there is no breach of the 45-degree line when taken from the nearest habitable room of No.26 Newnham Road, however there is set to be a breach of the 45-degree line from the adjoining semi-detached property. Whilst the proposed rear extension is set to breach the 45-degree line when taken from the centre-point of the nearest ground floor habitable window of the adjoining property, the proposed rear extension will only extend from the rear wall of the dwellinghouse by 3 metres. A 3 metre rear extension would be able to erected by the applicant under permitted development, so it is therefore considered that this would represent an acceptable fallback position. The impact-based approach of central government legislation has indicated that the level of harm caused by developments of this size is not materially harmful to the amenity of neighbouring properties and therefore, in this scenario, it is considered that on balance the potential harm caused by this breach of the 45-degree line would not be significant enough to justify a refusal of planning permission.

The proposed development is considered to have an acceptable impact upon the amenity of current and future occupiers of the subject dwelling, with the applicant also benefiting from ample private amenity space that is in accordance with the Residential Design Guide SPD.

Overall, with regard to the above noted considerations, it is viewed that the scheme would not result in the generation of material harm to neighbouring amenity, by way of loss of light, outlook, or privacy and as such lies in accordance with Local Planning Policy BE3.

Ecology

Local Plan 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 the wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposals likely to impact on these assets will be subject to an ecological assessment.

Comments are awaited on the submitted preliminary bat roost assessment from the County Ecologist, but these will be added to the Update Report for Members in advance of the meeting.

Parking

Local Plan Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant Parking Standards SPD. The proposed scheme will increase the number of bedrooms in the dwellinghouse from three to four. This increase will result in the additional need of one car parking space to be in accordance with the Parking Standards SPD, with a three bed dwelling requiring 2 allocated spaces and a four bed property requiring 3 allocated spaces. The application property has enough space within the curtilage of the dwellinghouse to accommodate three vehicles as per the standards set out by the Parking Standards SPD. The proposal is therefore considered to accord with the Parking Standards SPD and is therefore also in accordance with Local Plan Policy TR3.

Other Matters

A comment has been left by the occupier of No.26 Newnham Road in relation to the impact that the proposed scheme will have upon the connecting boundary walls that are present between the two properties. Whilst these points have been duly noted, the issues raised are private civil matters and are not material planning considerations.

SUMMARY AND CONCLUSION

The proposal is considered to constitute good quality design in respect of providing a subservient addition which enhances the existing dwellinghouse whilst respecting the surrounding buildings in terms of its scale, form and adoption of appropriate materials. The proposal is also considered to have an acceptable

impact on neighbouring amenity levels and parking. As such, the proposal is in accordance with the aforementioned policies, and it is therefore 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) 23/19-02 A, and specification contained therein, submitted on 02/04/2024. **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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