

Planning Committee: 09 December 2009

Item Number:

Application No: W 09 / 1148

Registration Date: 15/09/09

Town/Parish Council: Warwick

Expiry Date: 10/11/09

Case Officer: Steven Wallsgrove

01926 456527 planning_west@warwickdc.gov.uk

1 Arundel Close, Warwick, CV34 5HZ

Erection of two side storey extension (with bedroom in roofspace), including granny annex below FOR Mr Richard Cooke

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Objection on the following grounds - Policies DP1 & DP2 require that the development will only be permitted which positively contributes to the character and quality of the environment, through good layout and design, and not have an adverse impact on the amenity of nearby residents. The Town council considers that the mass of development will have an overbearing affect upon the locality, represents an overdevelopment of the site and in particular the roof space will create an unacceptable adverse affect on the amenities of the area.

Warwick Society: "We see these proposals for extensions and Granny Flat as over development on a small site to the detriment of neighbouring residents. The proposed extensions represent an increase of 50% greater than the original volume of the main building and would no longer be subservient to it."

NB. These comments relate to the plans as originally submitted.

British Waterways: No comment.

Inland Waterways Association: No comment.

WCC (Ecology): Request bat note if affects roof space.

Public Response: Two residents have raised objection on grounds of not relating to the pattern of development in the area, particularly its mass and roof line; overlooking; contrary to DP1 and DP2. (NB One of the letters actually quotes the previous application number, not the present one, and refers to the trees being incorrectly shown).

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

- Residential Design Guide (Supplementary Planning Guidance - April 2008)

PLANNING HISTORY

The only application since the house was originally built was for a larger extension than that now proposed, which was withdrawn earlier this year.

KEY ISSUES

The Site and its Location

The property is a detached house at the entrance to a cul-de-sac of otherwise terraced houses off Guys Cross Park Road. The land falls away towards the rear and there is a line of mature trees on the rear boundary, some in the applicants garden.

Details of the Development

The proposal makes use of the differences in levels and has been substantially altered from the original submission. It now consists of a two storey side extension with additional basement level accommodation. The eaves line and ridge line is set well down from those of the main house and there is no rear window at first floor (only a recessed brick feature panel). The accommodation comprises a bedroom on the first floor, a bedroom, study and shower room on the ground floor, with a front door and access from the main house, and a 'granny annex' at the 'basement' level with patio doors into the rear garden and stairs down into it from the ground floor. The extension is set 1 m off the side boundary (Guys Cross Park Road) with the first floor being set a further 1 m off that boundary. The proposal also includes a separate rear conservatory onto the main house, which is 3.2 m deep. A pitched roof over the existing garage is also included.

The external materials are specified as to match the existing, and surface water is to be taken to a sustainable drainage system and a soakaway.

Assessment

The principal issues in this case are the impact of the proposals on the street scene, and their impact on neighbours.

In the case of the neighbours, only two are affected, namely 17 and 18 Pembroke Close, which lie to the rear. These are some 18 m away and the amended plans show that the first floor would have no rear window, only a side window. This complies with the adopted distance separation standards.

In terms of impact on the street scene, the property is a detached house and the first floor has been set 2 m off the side boundary, behind the existing close boarded fence, with a 1 m space being retained at ground floor for replacement hedge planting. It is considered that this set back will not have an unreasonable impact on

the street scene since the general character of Guys Cross Park Road is of gable ends being set off this road by varying distances, although generally being about 5 m, but by less than 2m for a property on the top of the hill. Single storey extensions have previously been approved within this space.

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 nos. RC.2009-06a, -5a, and -4a, and specification contained therein, received on 23/11/09 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 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. **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.
- 4 This permission authorises the erection of an extension to the existing dwelling and shall not be construed as permitting the erection of a separate dwelling unit. **REASON** : Since there is insufficient parking and amenity space for a separate dwelling and to satisfy Policy DP1 of the Warwick District Local Plan 1996-2011.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time in the west (rear) elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining

occupiers is protected and to help meet the objectives of Policies DP1 and 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 development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
