

Planning Committee: 09 January 2018

Item Number: 11

Application No: [W 17 / 2136](#)

Town/Parish Council: Whitnash

Registration Date: 09/11/17

Case Officer: Rebecca Compton

Expiry Date: 04/01/18

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35 Greville Smith Avenue, Whitnash, Leamington Spa, CV31 2HQ

Erection of a single storey side and rear extension. FOR Ms Robbins

This application is being presented to Committee as the applicant is a Council member of staff.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The proposal is for a single storey rear extension and single storey side extension.

THE SITE AND ITS LOCATION

The application property is semi-detached bungalow located on the eastern side of Greville Smith Avenue, Whitnash. The area is a mix of bungalows and two storey semi-detached dwellings.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: No objection.

WCC Ecology: Recommend initial bat survey.

DETAILS OF THE DEVELOPMENT

Proposed single storey rear extension and single storey side extension.

THE SITE AND ITS LOCATION

The application property is semi-detached bungalow located on the eastern side of Greville Smith Avenue, Whitnash. The area is a mix of bungalows and two storey semi-detached dwellings.

PLANNING HISTORY

No relevant planning history.

ASSESSMENT

Design and impact on the street scene.

The proposed rear and side extensions are considered of an appropriate design and are to be constructed in matching brick and tile to complement the existing property and surrounding area. The proposed side extension is set back and set down from the existing property to create a subservient addition to the property in accordance with the Residential Design Guide SPG and Local Plan Policy BE1 of The Warwick District Council Local Plan 2011-2029.

The impact on the living conditions of the occupiers of the neighbouring properties

The single storey rear extension will breach the Council's adopted 45° line to the neighbouring property at no.37 Greville Smith Avenue. The proposal will therefore impact on the outlook from the adjacent ground floor window of that property and is therefore contrary to the Residential Design Guide SPG. However in isolation, the proposed rear extension could be constructed under permitted development and therefore in the particular circumstances of this case, it is not considered appropriate to refuse planning permission on these grounds.

Parking

The proposed extensions will not affect the current driveway parking and will not increase the need for further parking spaces. The development is therefore considered to be in accordance with the Vehicle Parking Standards SPD.

Ecology

The County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. I have considered this request and note that the existing dwelling is located within a built up area with other dwellings in close proximity to the dwelling.

On this basis, I do not consider that it is appropriate or practicable to request a bat survey be submitted. In coming to this conclusion, I am mindful of the location of the property, the characteristics of the local area and the fact that bats are a protected species under separate legislation and a duty of care by the applicants to ensure protected species are not harmed by the proposal.

On the basis of the above, I consider that the imposition of an explanatory note regarding the applicant's responsibility with regard to protected species is sufficient in this case.

Conclusion

The proposed development will create a subservient addition to the existing property that is of an appropriate design that will not present a negative impact to the amenity of neighbouring properties.

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 17/46-02, and specification contained therein, submitted on 13/11/2017. **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.
