

Planning Committee: 02 November 2005

Item Number: 14

Application No: W 05 / 1523

Registration Date: 14/09/05

Town/Parish Council: Barford

Expiry Date: 09/11/05

Case Officer: Penny Butler

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27 Dugard Place, Barford, CV35 8DX

Erection of one and two storey side and rear extensions following removal of existing conservatory; Addition of a pitched roof over garages and porch. FOR
Mr and Mrs Goodbourn

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

SUMMARY OF REPRESENTATIONS

Parish Council: "The Joint Parish Council raises objection on the following grounds:

1. It is an over-development and unneighbourly
2. The existing study was a previous extension and so the extension limits may be breached."

Neighbours: No representations received.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The dwelling has been previously extended under Permitted Development Rights by way of a rear conservatory, single storey flat roof rear study, and covered area at the side.

KEY ISSUES

The Site and its Location

This detached 1960's dwelling is located on the outer bend of the road, with the rear garden adjoining agricultural land. As the property is on a bend, neighbouring dwellings are angled towards the road at the front, with increasing plot width towards the rear. The two neighbouring dwellings are similarly styled. Number 25 has a side car port and small shed close to the

side boundary of the rear garden, with boundary fence and trellis, and hedges towards the rear. Number 29 is very well screened by thick trees and hedges on their land.

Details of the Development

It is proposed to add a hipped pitched roof above the original flat roof garage and porch at the front, and a first floor side extension above the existing study at the side. At the rear, a two storey extension would project 4.5 metres from the rear of the original house, with a single storey extension replacing the existing conservatory.

Assessment

Several other properties have added pitched roofs above the original flat roof garages and porches, including no.29, so this aspect would not be out of character with the surrounding street scene. The first floor side extension is set 0.7 metres off the side boundary with no.25, with this distance increasing towards the rear due to the angle of the boundary line. The actual spacing between the dwellings would be almost 3.0 metres at the closest point. Standard design guidance normally requires a one metre space between the side boundary and a two storey building, where there is the possibility that a terracing effect could result if the neighbour proposed a similar extension. However, as these dwellings are angled towards the road and not positioned in a row, an extension of the type proposed that is set back 3.4 metres and set down from the original dwelling, would not lead to a terracing effect, as there would still be clear visual separation between the houses. It is not considered, therefore, that the works would seriously harm the character of the area.

The proposed extensions would not breach a 45 Degree Guideline from either side neighbour due to the splayed position of the dwellings. The neighbour closest to the two storey extension does not have any side windows that could be affected, and their car port and shed that is close to the side boundary already limits use of the garden on this side. For these reasons the impact of the proposals on neighbouring amenity is considered acceptable, and not so serious as to warrant refusal.

The Parish Council's comments regarding the extent of extension to the dwelling are noted, however, Policy H14 of the Warwick District Local Plan 1995 makes exceptions where dwellings are located within a Village Policy Boundary. This is because extensions within the built up area of the village do not generally have a substantial impact on the openness or character of rural area, which it is the objective of the policy to protect. The extensions would be visible from the open rural land at the rear, but it would be inconsistent to apply Policy H14 to a dwelling within the village of Barford. Emerging Policy RAP3 of the 1996-2011 Local Plan does seek to restrict extensions in the rural area, but this policy currently has insufficient weight to form the basis for a refusal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following 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(s) (05/50-03 and 05/50-04), and specification contained therein, submitted on 14 September 2005 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 Local Plan Policy ENV3.
 - 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 ENV3 of the Warwick District Local Plan.
 - 4 The first floor window in the side elevation of the extension hereby permitted shall be non-opening and obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.
 - 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 side elevations of the first floor bedroom extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.
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