

Planning Committee: 03 March 2021

Item Number: 4

Application No: [W 20 / 1541](#)

Town/Parish Council: Baginton

Case Officer: George Whitehouse

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Registration Date: 16/11/20

Expiry Date: 11/01/21

12 Coventry Road, Baginton, Coventry, CV8 3AD

Erection of detached garage FOR Joe Holcroft

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Erection of detached garage.

THE SITE AND ITS LOCATION

The application site relates to a traditional semi-detached bungalow with gable roof line. The property sits on the corner of Coventry Road and Holly Walk.

The site is no longer in the Green Belt since changes introduced by the adoption of WDC Local Plan in 2017.

Permitted development rights for the property were removed in 2015.

PLANNING HISTORY

W/15/0939 - Erection of a 2 bedroomed bungalow to the rear of the existing dwelling - Granted

W/19/1887 - Erection of detached bungalow in garden of No. 12 Coventry Road - Granted

ENF/1664/20 - Breach of planning - dwelling granted under planning permission ref: W/19/1887 has been built in accordance with the approved plans and has been sited closer to the road than approved.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design

- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Baginton & Bubbenhall Neighbourhood Plan 2018-2029
- BAG3 - Protecting and Enhancing Baginton Village
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Baginton Parish Council: Object on grounds of loss of amenity and harm to street scene

Cllr Pam Redford: Objects on grounds of loss of amenity and harm to street scene.

WCC Ecology: Site photos requested and provided. Note numerous records of grass snakes and additional species in close proximity to the site.

Public Response: One objection has been received on grounds of harm to street scene

ASSESSMENT

Design and visual impact

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The Council's adopted Residential Design Guide SPD (2018) provides a design framework within which to assess of good design under Policy BE1.

Policy BAG3 of the Baginton and Bubbenhall Neighbourhood Development Plan 2018 states that development should be of a suitable scale, height and massing which responds to the built form of surrounding properties.

The proposed detached garage is a simple, single storey pitched roof structure which will not be conspicuous within the street scene of Coventry Road. The garage will front Holly Walk the character of which is varied with a mixture of building types, materials and design. There are also other examples of outbuildings which front Holly walk including opposite the application site where a timber and plastic structure fronts the street.

It is not considered that the erection of the detached garage would result in harm to the street scene. It is to be set behind the newly erected dwelling next door and its visibility in the street scene would not be increased if this newly erected dwelling is moved to the position where it was granted permission. In any case it is considered necessary to attach a condition to secure the finished building materials in order to ensure the quality of development.

It is considered that Policies BAG3, BE1 and the Residential Design Guide SPD are complied with.

Amenity

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

There no breach of the 45-degree line guideline and the proposals would not result in any overlooking or loss of light.

It is considered Local Plan Policy BE3 is complied with.

Ecology

The County Ecologist has noted that according to Google imagery, that there is an existing structure on site. There are also numerous records of grass snakes and additional species in close proximity to the site. However, since the Google images were taken, a dwelling and hard standing have been developed adjacent to the dwelling on land that was previously part of 12 Baginton Road. Given this it is unlikely any grass snakes will be present. It is considered appropriate that notes are applied to any permission to inform the applicants of their duty in terms of protected species.

SUMMARY/CONCLUSION

It is considered that the proposal will sit comfortably in the streetscene and will not result in harm to amenity or ecology. The proposal is therefore considered to comply with the policies listed above.

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, P/02, P/03, and specification contained therein, submitted on 29/09/2020. **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 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.