

Planning Committee: 08 November 2016

Item Number: 5

Application No: [W/16/1403](#)

Town/Parish Council: Whitnash

Case Officer:

Holika Passi

01926 456541 holika.passi@warwickdc.gov.uk

Registration Date: 01/09/16

Expiry Date: 21/10/16

12 Antony Gardner Crescent, Whitnash, Leamington Spa, CV31 2TQ
Erection of a two storey side extension incorporating existing garage FOR Ms
Brereton

This application is being presented to Committee as the Town Council supports the application and it is recommended for refusal.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal is to extend the existing garage forward by 1.25m, which would be set back from the front elevation of the main house by approximately 0.3m; extend it to the rear by 0.3m to be flush with the rear elevation, and to erect a first floor extension above to also be flush with the rear elevation. The extension is to be set down by 0.15m from the height of the main ridgeline and will extend up to the side boundary with No.14.

THE SITE AND ITS LOCATION

The application site relates to a semi-detached property on the south east side of Anthony Gardner Crescent, overlooking a green to the front. The side of the property forms part of the rear boundary of Nos. 14 and 15 Anthony Gardner Crescent. The property currently benefits from an integral single side garage sited approximately 10m away from the original rear wall of No. 14, and approximately 5.5m from the rear of the conservatory of No.14.

PLANNING HISTORY

None Relevant

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Support

WCC Ecology: No objection, subject to bat and bird notes

WCC Archaeology: No objection

Public Response: Two objections received on grounds of:

- Loss of light to garden and conservatory of No. 14
- Garden of No. 14 will feel less spacious, private and loss of quality of amenity
- Loss of outlook to No. 14
- Will be out of character with properties in the street and area (many others have gone for dormers and lower roof lines)
- Extension will be imposing

Would set a precedent for terracing in the area

KEY ISSUES

Assessment

The main issues in the consideration of this application are:

- Design and impact on the character and appearance of the streetscene
- Impact on the living conditions of the occupiers of neighbouring properties
- Parking

- Renewables/ Fabric First

Design, scale and impact on the street scene

The front and rear extensions to the garage are considered acceptable. The first floor extension is set down in height from the main roof and set back from the front elevation providing a subservient form of extension in accordance with the Council's Residential Design Guide SPG. The objection relating to terracing is noted, however, while the extension will abut the side boundary it will not create a terracing effect.

Impact on Neighbour Amenity

There are no issues of overlooking as no side windows are proposed and due to orientation, it is not considered that the extension will cause a significant loss of light to the property.

The minimum separation distance required between the blank side gable end of the application property and the rear of No. 14 is 12m. However, the proposal only provides a distance of 10m and just 5.5m to the rear of the conservatory of No. 14. The proposal is therefore considered to be harmful to the living conditions of the occupiers of No.14 by reason of providing an unacceptable level of outlook. The rear garden area of this property will also become a cramped and oppressive space. The proposal is therefore considered to be contrary to Policy DP2 of the adopted Local Plan.

Parking

Bringing the garage forward will not impact on the existing parking provision on site and the proposal will not increase the parking requirement in accordance with the Vehicle Parking Standards SPD. The proposal therefore accords with Policy DP8 of the Local Plan.

Renewables

Given the limited scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would not be appropriate.

Summary/Conclusion

The proposal fails to accord with the Council's minimum distance separation standards and will therefore result in material harm to the living conditions of the occupiers of the neighbouring property. Accordingly, the proposal will fail to comply with Policy DP2 of the Local Plan.

REFUSAL REASONS

- 1 Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed development fails to accord with the Council's minimum distance separation standards as set out in the adopted Distance Separation Supplementary Planning Guidance. In the opinion of the Local Planning Authority the proposed development would therefore result in material harm to the living conditions of the occupiers of neighbouring properties by reason of harm to outlook and the overbearing impact on the enjoyment of the dwellings and rear gardens.

The development is thereby considered to be contrary to the aforementioned policies.