

Planning Committee: 04 February 2020

Item Number: 5

Application No: [W 19 / 1360](#)

Town/Parish Council: Warwick
Case Officer: Andrew Tew

Registration Date: 31/10/19

Expiry Date: 26/12/19

01926 456555 andrew.tew@warwickdc.gov.uk

25 Shakespeare Avenue, Warwick, CV34 6JR
Erection of a two bedroom dwelling. FOR Mr L Dhesi

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission.

DETAILS OF DEVELOPMENT

Planning permission was originally sought for the demolition of a garage and the erection of a three bedroomed dwelling to the side of No. 25, effectively creating a semi-detached dwelling. This was subsequently reduced to a two bedroom dwelling as the original application did not meet several policy tests.

The application is similar in size and design to planning ref. W/15/0049, which was granted but since expired. The main difference is that the current proposals incorporate a larger set back at the front and a larger projection to the rear.

THE SITE AND ITS LOCATION

Shakespeare Avenue lies within the urban area of Warwick. It consists of a mix of detached and semi-detached properties of varying architectural styles. The site specifically is No. 25, a detached property with garage. No. 27 to the East of the application site is a semi-detached property owned by the applicant.

PLANNING HISTORY

W/15/0049 - Proposed two bedroom dwelling within land of nos.25 & 27 Shakespeare Avenue.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Document- May 2018)

SUMMARY OF REPRESENTATIONS

Warwick Town Council – Object. Viewed as overdevelopment and detrimental to the street scene.

WCC Ecology – No objection. Require an initial bat survey and recommend refusal until this is forthcoming.

WCC Highways – No objection

WCC Waste Management – No objection.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- the principle of development;
- impact on the character and appearance of the surrounding area;
- impact on the living conditions of nearby dwellings;
- car parking and highway safety;
- ecology; and
- flood risk.

Principle of development

Local Plan Policy H1 directs new housing to built-up, urban areas as these are the most sustainable with access to an existing wide range of services and facilities. The application site is located within urban area of Warwick.

The scheme accords with policy H1 and is considered to be acceptable in principle.

Impact on character and appearance of surrounding area

The concerns raised by the Town Council that the proposed dwelling will constitute overdevelopment and be detrimental to the street scene is noted, however the proposed dwellinghouse will sit comfortably within the existing pattern of residential development. The initial application for a three bedroom dwelling was deemed overdevelopment and was changed to revert back to a similar sized scheme to that granted under planning ref. W/15/0049.

No.25 will effectively become a semi-detached property, in keeping with the mix of semi-detached and detached properties within the locality. The design and proportions of the proposed dwellinghouse are acceptable and will follow the style and character of No.25. The development will be set 1m off the side boundary, in accordance with the requirements of the Residential Design Guide.

The proposed dwellinghouse is therefore considered to sit appropriately within the streetscene and will not appear prominent or cramped within its plot. As such, the application accords with Local Plan Policy BE1.

Impact on living conditions of nearby dwellings

The revised plans for the proposed dwellinghouse will not breach the 45-degree sightline from adjoining properties. The development will meet all other necessary separation distances and is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

Outdoor amenity space will be provided for the proposed dwellinghouse in accordance with design guidance and will be retained for the existing property No.25. This is in accordance with Local Plan Policy BE3.

Car Parking and Highway Safety

The required number of parking spaces for No. 25 is two and the proposed new dwellinghouse is two. The new dwellinghouse and existing property No.25 will have two off-street parking spaces, with EV charging provision, in accordance with the Council's Parking Standards.

The Highway Authority requested a more indicative plan showing the precise location of the new proposed access. On receipt of drawing 3859-02D, the Highway Authority issued a no objection response, subject to a condition that the existing vehicle access is widened prior to occupation. This will be secured by condition.

As such the application accords with Local Plan Policies TR1 and TR3.

Ecology

WCC Ecology have requested that an initial bat survey is undertaken, prior to approval. However, there was no such requirement for the previous similar scheme. At that time WCC Ecology advised that the building appeared to be well sealed and in good condition and so a bat survey was not considered necessary. This remains the case and there has been no other change in circumstances since the previous decision was made to indicate that a different decision should be made now on this matter.

Flood Risk

The site is situated within Flood Zone 2. The previous proposals for a similar development on this site were considered acceptable from a flood risk point of view on the basis of a Flood Risk Assessment that was submitted with that application. A similar Flood Risk Assessment is awaited for the current

scheme and an update on this matter will be included in the addendum report to Committee.

SUMMARY/CONCLUSION

In the opinion of the Local 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 or highway safety. The proposal is also considered to be acceptable in terms of ecological impact and flood risk. The proposal is considered to comply with the policies listed and therefore the application should be GRANTED.

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(s) 3859-01F and 3859-02F, and specification contained therein, submitted on 03/01/2020. **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 The development hereby approved shall not commence unless and until the applicant has undertaken a percolation test for the proposed disposal of surface water from the site, details of which shall be submitted to and approved in writing by the local planning authority. This should include calculations and a report along with photos of the tests being carried out. Should the percolation test provide insufficient then a new drainage strategy for the site is to be submitted. All details shall be carried out as approved. **REASON:** To secure a satisfactory form of development and sufficient means of disposal of surface water in accordance with the Environment Agency's Standing Advice.
- 4 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building at 25 Shakespeare Avenue. **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.
- 5 The development shall not be occupied until the existing vehicular access to the site is widened in accordance with drawing 3859-02D. **REASON:** To ensure that the proposed development has a satisfactory access and parking in accordance with Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.

- 6 The finished floor level of the development hereby permitted shall be no lower than the existing floor level of the existing property No.25 Shakespeare Avenue. **REASON:** To secure a satisfactory form of development in accordance with the Environment Agency's Standing Advice and to reduce the risk of flooding to the proposed development and safeguard the amenities of future occupiers in accordance with Policy FW1 of the Warwick District Local Plan 2011-2029.
- 7 The dwelling hereby permitted shall not be occupied unless and until the car parking provision for that dwelling and the existing dwelling at No. 25 Shakespeare Avenue has been constructed or laid out, and made available for use by the occupants and / or visitors to those dwellings and thereafter those spaces shall be retained for parking purposes at all times. **REASON:** To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies BE1 and TR3 of the Warwick District Local Plan 2011-2029.
-