

Planning Committee: 14 October 2014

Item Number: 12

Application No: W 14 / 1262

Town/Parish Council: Leamington Spa
Case Officer: Emma Spandley
01926 456533 emma.spandley@warwickdc.gov.uk

Registration Date: 22/08/14

Expiry Date: 17/10/14

10 Wheathill Close, Leamington Spa, CV32 6PL

Erection of a single storey front, two storey side / rear and single storey rear extension. FOR Mr Batra

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

Erection of a single storey front, two storey side / rear and single storey rear extension.

THE SITE AND ITS LOCATION

The application property is a two storey detached chalet style dwelling located within a cul de sac off Beverley Road, outside of the Leamington Conservation Area. The cul de sac benefits from varying styles of properties located on differing building lines.

PLANNING HISTORY

W/82/1101 - Erection of a front porch, extensions to front and rear garage, covered way to side and bathroom and bedroom extension - granted 20th December 1982.

W/13/0592 & W/13/1250 - both proposed two storey extensions to the front, side and rear - both withdrawn for further amendments to design.

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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection

WCC Ecology: No objection

Public Response: 6 objections have been received on grounds of overlooking, loss of privacy; loss of sunlight; extension is disproportionately large and set further forward in the street scene; overbearing; out of keeping with the area; overdevelopment.

ASSESSMENT

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

- Impact on the living conditions of neighbouring dwellings;
- Impact on the character and appearance of the area;
- Renewables
- Parking; and
- Drainage.

The impact on the living conditions of neighbouring dwellings

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 Residential Design Guide SPG (April 2008) provides a design framework for Policies DP1 & DP2 and states that extensions should not breach a 45 degree sightline taken from the quarter point of the nearest habitable room of a neighbouring property at ground floor and the centre point at first floor.

The proposed two storey extension will project 3.5 metres at the front, which means that it will be set 2.3 metres further forward than the neighbouring property at No.12. However, due to the staggered building lines of the Close, it will be set 0.3 metres back from the other neighbouring property at No.8. Attached to the two storey front extension will be a single storey flat roofed extension which projects a further 2.6 metres.

The proposal also includes a first floor side and two storey rear extension which will project the full depth of the existing property and then extend a further 3.4 metres to the rear and then span the full width of the rear of the property. Within the side gable of the extension will be a number of windows at first floor, which will serve bathrooms and will be obscured glazed. A number of roof lights are proposed to be installed within the side roof plane of the proposed extension; these too will be obscured glazed.

Within the side gable of both neighbouring properties are landing windows at first floor. As such the proposed extension will not restrict light to any habitable rooms.

In terms of the proposed rear extension, this element will be set 1.5 metres in from the shared boundary with both neighbouring properties, it will project 4.5 metres past the rear elevation of No.8 to the north east and 3 metres beyond No.12, which is set to the south west. No.8 benefits from a single storey garage to the side immediately adjacent to the application property, plus a path. The proposed extension does not breach the 45 degree sightline taken from either neighbouring property.

It is acknowledged that the proposed extension which is set to the south east of No.12 will create some overshadowing; however, this is considered not to be to such an extent that would warrant refusal of the application.

The proposal is therefore considered to accord with Policy DP2 of the Local Plan.

The impact on the character and appearance of the area

Warwick District Local Plan Policy DP1 states extensions should harmonise and enhance existing settlements and reinforce or enhance the established urban

character of streets; reflect local architecture and historic distinctiveness and respect the surrounding buildings in terms of scale, height, form and massing.

Within Wheathill Close there are a number of different types, styles and sizes of houses. The proposed design has been amended so that now, whilst it is large in comparison to the main house, it still reads from the front as a subservient extension, with the main design and feature of the chalet style property remaining the dominant aspect.

Whilst the footprint of the property will be extended forward, the two storey element will be set slightly back from the two storey element of No.8 and it is considered that the proposed extensions will not introduce an incongruous feature within the street scene.

Renewables

The proposed extensions would result in a significant increase in the energy requirements of the application property and it would be therefore be appropriate to require on site renewable energy production as part of these proposals, in accordance with Local Plan Policy DP13 and the associated SPD. A sustainable buildings statement has not been submitted, however, a renewable energy scheme can be secured by a condition.

Parking

Policy DP8 states development will only be permitted which does not result in on-street parking detrimental to highway safety. In addition, The Vehicle Parking Standards SPD sets out the required off street parking for houses with 3 or more bedrooms to be 2 car parking spaces. The existing property benefits from off street car parking for at least 2 vehicles and the proposal is therefore acceptable in this respect.

The comments are noted regarding the extension of the dropped kerb, however, this element does not require planning permission. The applicant will, however, be required to apply for a seek permission from the Highway Authority.

Drainage

The application form indicates that new black tarmac and grey edging kerb stones will be provided for additional hard standing to the front of the property. In order to comply with Policy DP11, a condition will required to secure a surface which is either porous or shall drain to a porous area within the site.

Health & Wellbeing

N/A

SUMMARY/CONCLUSION

The proposed extension complies with the Residential Design Guide SPG (April 2008) and the supplementary 45 degree sightline SPG and is not considered to have a detrimental impact on the neighbouring properties through increased visual intrusion or loss of light. It is acknowledged that the proposed extension which is set to the south east of No.12 will create some overshadowing; however, this is considered not to be to such an extent that would warrant refusal of the application. Subject to matching materials, the design and form of the extension is considered to be acceptable and will not introduce an incongruous feature within the street scene.

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 submitted and approved drawings No. 1535-EV-005B and 1535-XS-006 submitted 21st August 2014 and No.1535-SK-004C submitted 26.09.14, and specification contained therein. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 Prior to commencement of the development hereby approved, details of a porous surface treatment for the drive or where a non-porous surface treatment is proposed, details of the provision to be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse, shall have been submitted to and approved by the District Planning Authority. The drive shall be constructed and surfaced, in full accordance with the approved

- details. **REASON:** To reduce surface water run-off and to ensure that the development does not increase the risk of flooding elsewhere, in accordance with Policy DP11 of the Warwick District Local Plan.
- 5 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 DP1 of the Warwick District Local Plan 1996-2011.
 - 6 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) the window(s) to be formed in the north facing elevation of the two storey side extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
 - 7 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 or openings (apart from any shown on the approved drawings) shall be formed in the north facing elevation of the two storey side extension hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.
 - 8 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 or openings, including dormer windows (apart from any shown on the approved drawings) shall be formed in the north and south side facing roof slope hereby approved without the written approval of the local planning authority and if any additional windows are subsequently approved they shall only be glazed or re-glazed in accordance with such approved details and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.



LOCATION PLAN - 1 : 1250

Vagdia and Holmes

CONTEMPORARY ARCHITECTS
 The Architects Studio
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 Western Australia, Australia
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REVISIONS

No.	Date	Description	By

Project: 1535-LP-001
 Date: 12/12/2018
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: 1:1250



Date: 12/12/2018
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: 1:1250

1535-LP-001

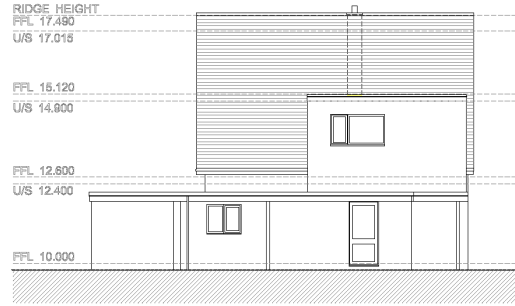
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For **PLANNING**

This drawing is subject to the provisions of the Planning and Development Act 2005 and the Planning and Development Regulations 2006.



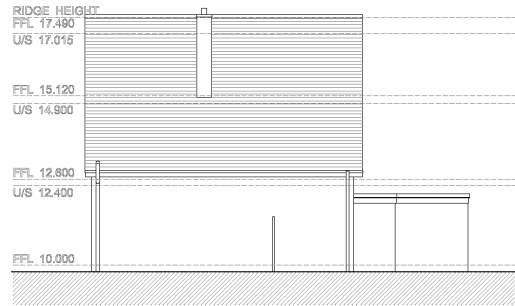
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE, BEFORE CONSTRUCTION AND ORDERING OF MATERIALS. PLEASE CONTACT THE ARCHITECT FOR CLARIFICATION ON DISCREPANCIES - DO NOT ASSUME.

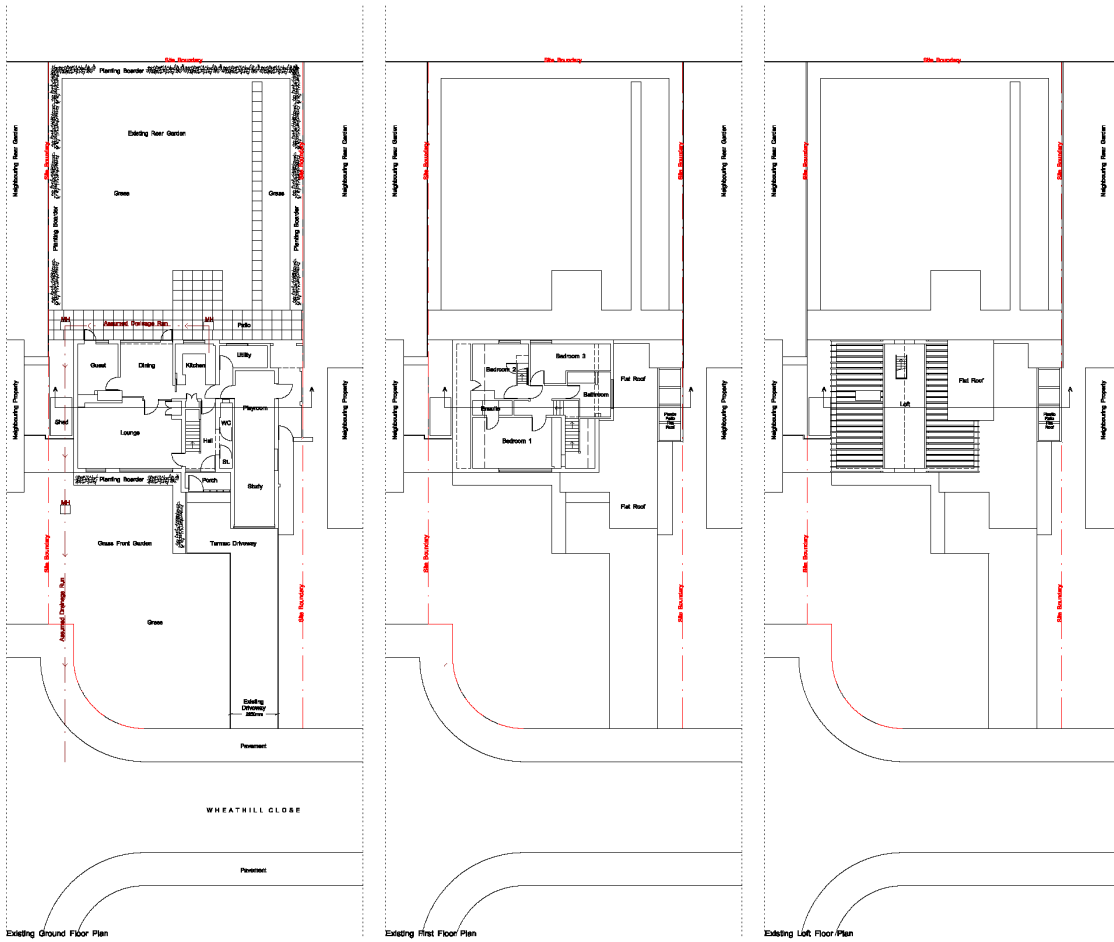
REVISIONS		
No.	Date	Description

Vagdia and Holmes
 Registered Professional Engineers
 175 South 20th Street
 16th Floor, Suite 1600
 St. Louis, MO 63103
 Tel: 314.241.2000
 Fax: 314.241.2001
 www.vagdiaandholmes.com

Project: Addition and Improvement to 12345 Main St.
 Client: Mr. & Mrs. Smith
 Date: July 2014
 Drawn by: J. Smith
 Checked by: A. Jones
 Scale: 1/8" = 1'-0"
 Drawing Number: 1535-EV-003

FOR: **PLANNING**

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REVISIONS

No.	Date	Description
1	10/15/2024	Initial Set of Plans

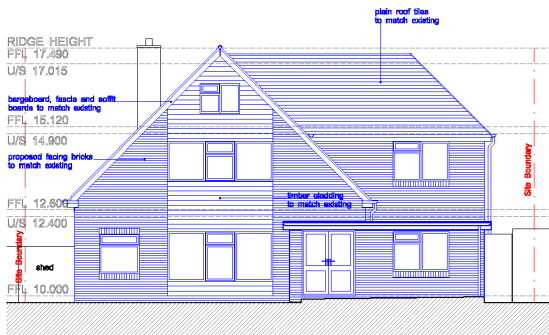
Vagdia and Holmes
 ARCHITECTS
 1000 W. 10th Street, Suite 100
 Minneapolis, MN 55403
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 Fax: 612.338.8889
 www.vagdiaandholmes.com

Project: 1535-SI-002A
 Date: 10/15/2024
 Drawn: [Name]
 Checked: [Name]
 Title: Existing Ground, First and Second Floor Plans

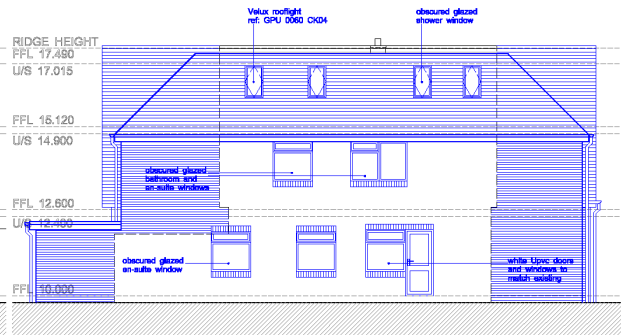
1535-SI-002A
PLANNING

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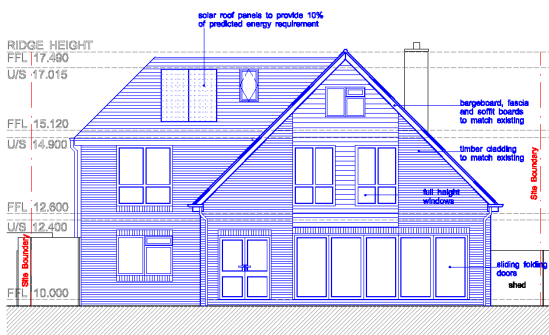
REVISIONS		
No.	Description	Date
1	Issue Model as an Address Booklet	10/11/14
2	Issue Model as an Address Booklet	10/11/14



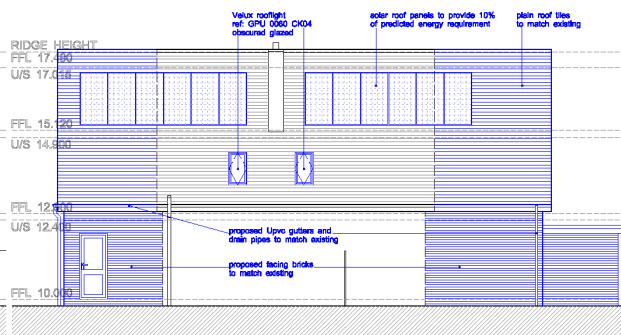
Proposed Front Elevation [North-East]



Proposed Side Elevation [North-West]



Proposed Rear Elevation [South-West]

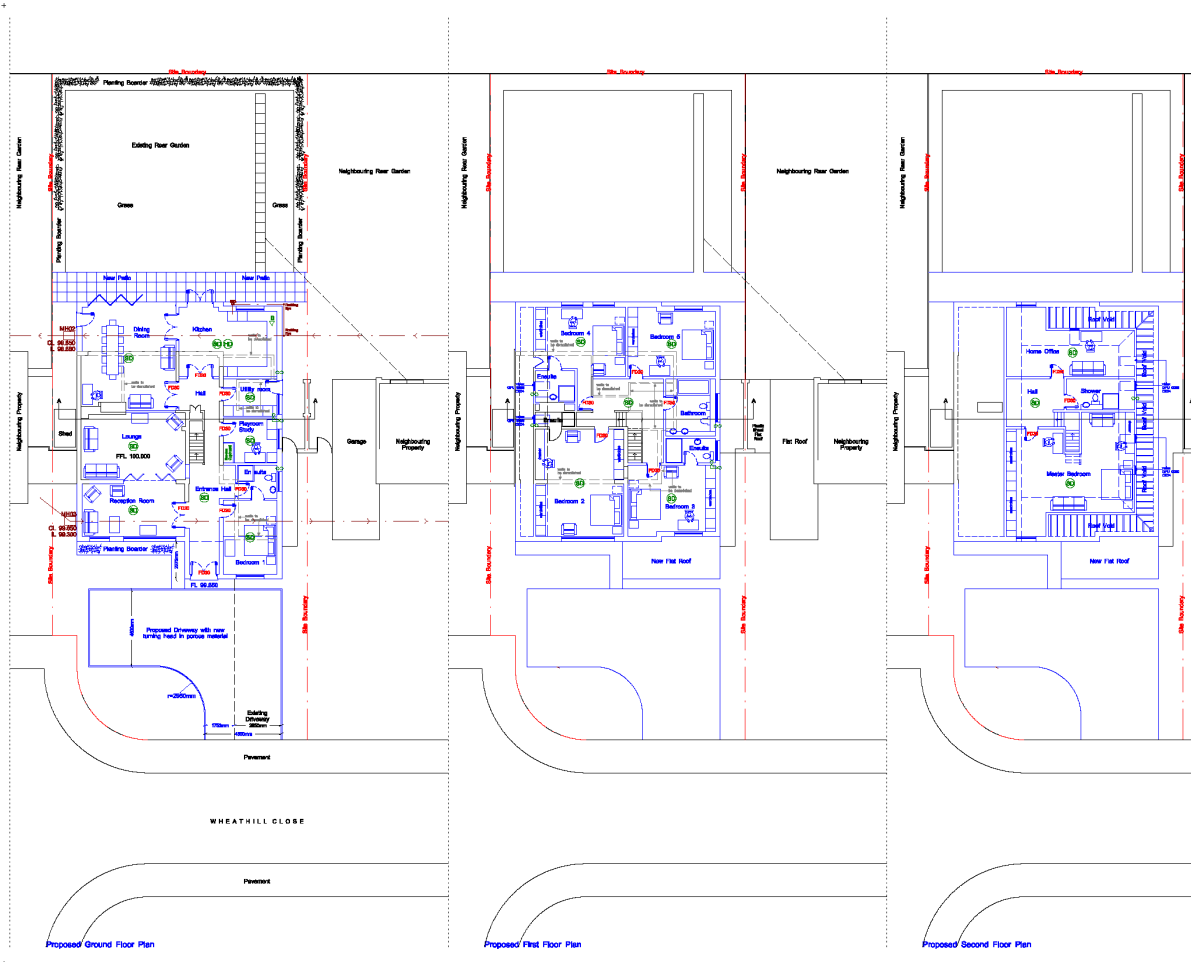


Proposed Side Elevation [South-East]

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 10, New Street, Coventry, CV1 1JY
 0161 262 2111 or 0161 262 2112
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Project: 1535-EV-005B
 Client: Mr & Mrs Sells
 Title: Proposed Elevations
 Date: 10/11/14
 Drawn by: [Name]
 Checked by: [Name]
 Drawing Number: 1535-EV-005B

1535-EV-005B
 PLANNING



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REVISIONS	
NO.	REVISIONS
1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design
6	Final Design
7	Final Design
8	Final Design
9	Final Design
10	Final Design

ELECTRICAL LEGEND

- Flat Switch
- Wall Outlet
- Smoke Detector
- Exhaust Ventilator Fan

MEP SYMBOL LEGEND

- Mixture
- Hot Water Radiator Panel
- Hot Water Radiator Panel
- Radiator Eye

LEGEND

- Proposed Half Floor for the existing door

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 1535 SK-004C
 1535 SK-004C
 1535 SK-004C