

Planning Committee: 08 December 2015

Item Number: 9

Application No: [W 15 / 1726](#)

Town/Parish Council: Whitnash

Case Officer: Sarah Willetts

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Registration Date: 16/10/15

Expiry Date: 11/12/15

14 Ashford Gardens, Whitnash, Leamington Spa, CV31 2NB

Erection of two storey side extension FOR Mrs Rachael McDade

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposed development is for the erection of a two storey side extension. The extension will provide a family lounge and ground floor W.C. along with a new bedroom and ensuite above. The proposal has been amended to overcome the previous reason for refusal by setting the extension away from the common boundary by 1m at first floor level and 0.5m at ground level to avoid the creation of a terracing effect.

THE SITE AND ITS LOCATION

The application site relates to a semi detached house located on the Eastern side of Ashford Gardens in Whitnash. The house is located on a straight section of this road before it bends around into a complete loop as part of this estate. The house is relatively modern with a sloping roofline and dormer windows to the front and rear.

The house is elevated from the road and the drive slopes up along the side of the house to a garage at the rear. The house also has a car port with a flat roof to the side of the dwelling.

The streetscene, on this side of the road in particular, is characterised by pairs of regularly spaced semi-detached houses. There is a new enclosed porch to the frontage. The property is situated in a predominantly residential area.

PLANNING HISTORY

W/15/1098 - Two storey side extension - Refused 7.10.15 for the following reason:

"Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. The Council's Residential Design Guide SPG provides further guidance on how this is to be achieved, and specifically makes reference to designing extensions so that they do not create a terracing effect."

The streetscene is generally characterised by pairs of regularly spaced semi-detached dwellings. The proposed development is not set off the boundary at first floor which, if repeated, would result in a terracing effect harmful to the character of the streetscene. The proposal is therefore considered to constitute bad design which does not harmonise with the character of the area."

The proposal is therefore considered to be contrary to Policy DP1, the Residential Design Guide SPG and the NPPF".

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)
- CC3 - Buildings Standards Requirements (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)
- Whitnash Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Whitnash Town Council - Object on the basis that the extension is not subservient to the main house.

WCC Ecology - Recommend bat and nesting bird notes.

Public Response - One objection has been received from the occupier of the neighbouring property at number 12 Ashford Gardens on grounds of loss of light to side windows, in particular the window to the landing; design not in keeping with the area; and would give the impression of a multiple dwelling and terrace.

Assessment

The main issues to consider in relation to this application are:

- Design and the impact on the street scene
- The impact on the amenity of neighbouring residents
- CO2/Energy
- Parking
- Ecology

Design and the impact on the street scene

The Council's Residential Design Guide SPG requires that extensions should remain subordinate to the main dwelling. This is normally achieved using a set down, a set back and set in at first floor or a combination of one or all of the factors. The Town Council's concern with regard to subservience is noted. However, the main feature which characterises this streetscene is the run of distinct pairs of dormer style semis. The deliberate omission of a set down and set back has been made in order to maintain the continuity of design of the building allowing the design to run continuously and to allow the dormer to continue across the frontage. This is considered an appropriate design solution in this case. However, the extension has been set in from the boundary at ground floor by 0.5m and at first floor by 1.0m in accordance with the Residential Design Guide SPG in order to prevent the creation of a terracing effect which would otherwise be harmful to the character and appearance of the streetscene.

The proposal is therefore considered to accord with Policy DP1 and the SPG.

The impact on the amenities of neighbouring residents

The proposed extension is on the opposite side of the property to the other half of the pair of semis and therefore there will be no material impact on living conditions in terms of loss of light or outlook. Number 12 Ashford Gardens is located to the South of the proposed development. The occupants of that property have raised concerns about loss of light to the landing window, however, a landing is not considered to be a habitable room and therefore the level of harm would not be sufficient to justify a refusal of planning permission. The proposal is therefore considered to comply with Policy DP2 of the WDLP.

CO2/Energy

Due to the limited scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables would not be appropriate in this case.

Health and Wellbeing

No applicable

Ecology

Photographic evidence and a bat report has been supplied to the County Ecologist. Based on the report the County Ecologist has suggested that there is little opportunity for bats to roost in the well sealed roof space, however, she has suggested that an informative be requested to ensure that if any approval is made that due regard is made to protected species and nesting birds in accordance with Policy DP3 of the WDLP.

Summary/Conclusion

The proposed development maintains the visual break between the properties in this run and does not harm the streetscene and nor does it result in material harm to the living conditions of the occupiers of neighbouring properties and therefore is considered to comply with Policies DP1, DP2 and the Residential Design Guide SPG.

CONDITIONS

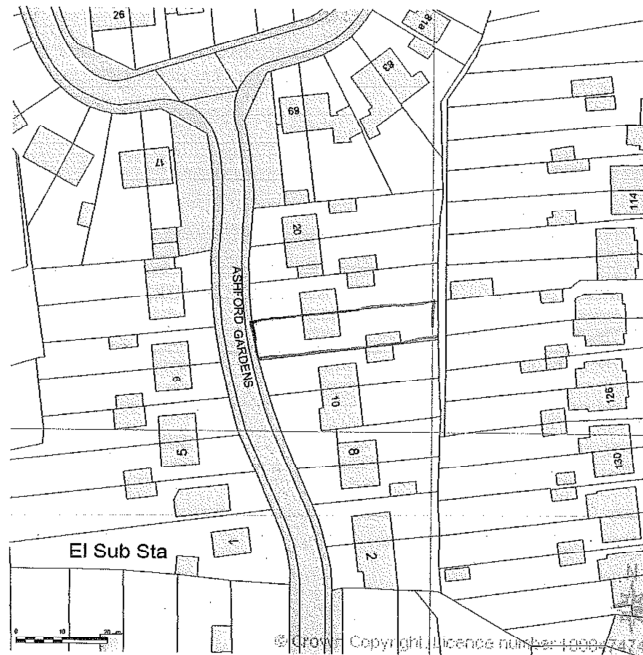
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) existing ground floor and first floor plans existing front, rear and side elevations, proposed ground and first floor plans and proposed ground, first and side elevations, and specification contained therein, submitted on 16.10.15. **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 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.

Streetwise

1726
W 15/1088



SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 431978, 263022



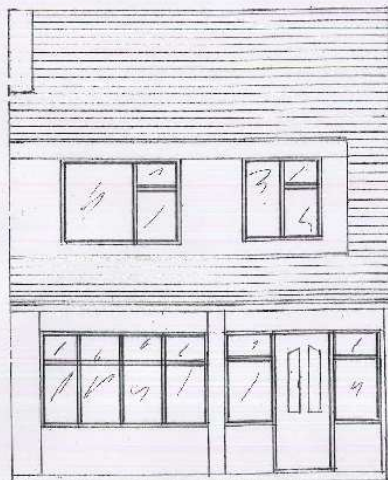
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17 JUL 2015
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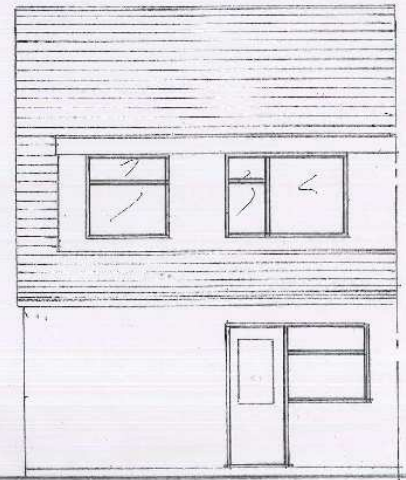
08/10/15
WIS/1726

14 ASHFORD GARDENS
WHITNASH
LEAMINGTON SPA
CV31 2NB
PROPOSED TWO-STORY
SIDE ADDITION
FOR: MR + MRS MCDADE
SCALE: 1:50
DRAWN: JUNE 2015

WDC PLANNING	
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Office:	
16 JUN 2015	
SCANNED	
BY: DR. ON. MA	
FILE: 015 015	

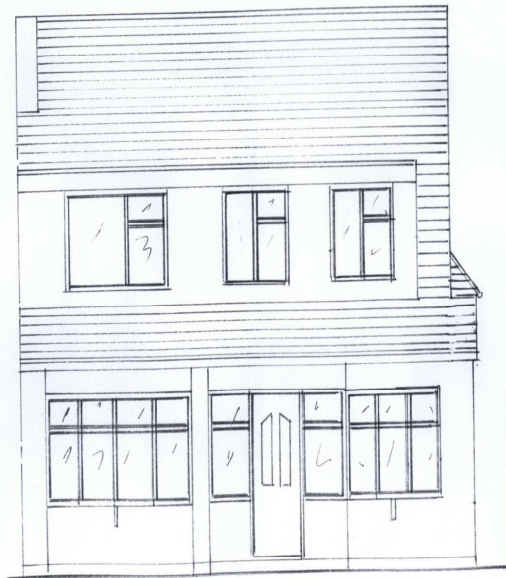


EXISTING FRONT ELEVATION 1:50



EXISTING REAR ELEVATION 1:50

14 ASHFORD GARDENS
WHITNASH, CV31 2NB
PROPOSED TWO-STORY
SIDE ADDITION
FOR: MR & MRS MCDADE
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PROPOSED FRONT ELEVATION 1:50



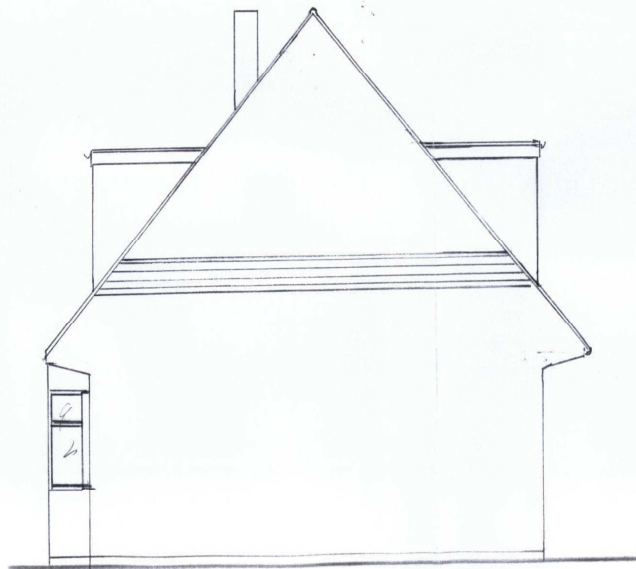
PROPOSED REAR ELEVATION 1:50



EXISTING SIDE ELEVATION 1:50



14 ASHFORD GARDENS
WHITNASH, CV31 2NB
PROPOSED TWO-STORY
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