

Application No: W 13 / 0476

Town/Parish Council: Whitnash

Case Officer: Laura Snell

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Registration Date: 11/07/13

Expiry Date: 05/09/13

33 Murcott Road East, Whitnash, Leamington Spa, CV31 2JJ

Proposed erection of a single storey front, side and rear extension to house of multiple occupation. Proposed demolition of existing garage and hardsurfacing at front of dwellinghouse to accommodate three cars. FOR Mr Hayer

This application is being presented to Committee due to the number of objections and an objection from the Parish/Town Council having been received.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The proposal seeks to demolish an existing garage and erect a single storey rear and side extension to an existing residential property which is currently used as a house in multiple occupation. In addition, the proposal also seeks to erect a porch area to the front adjoining the side extension, and provide a porous hard surface over the existing front garden to provide off street car parking spaces.

Internally, the proposal is intended to provide 2 two further bedrooms on the ground floor to accommodate no more in total than 6 people residing at the property at any one time, and a kitchen and garden room extension.

THE SITE AND ITS LOCATION

The application property is a two storey semi detached dwelling house located on the north side of Murcott Road East, Whitnash. It is currently in use as a house in multiple occupation and is the subject of an ongoing enforcement investigation, the details of which will be reported to you at your meeting.

PLANNING HISTORY

There is no relevant planning history relating to this site.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Objection received relating to overdevelopment of the site; concerns relating to the use of the dwelling as a house of multiple occupation; concerns relating to waste collection from the dwelling house; harm caused to the street scene, and insufficient space for parking.

Environmental Health: No objection to the proposed use of an air source heat pump.

Public Response: Objections received relating to: the usage of the property as a HMO which would be detrimental and out of character with the area; the internal layout of the bedrooms; the increase in traffic and parking; the provision of public services and waste management; and concerns that the garden room would dramatically reduce the size of the garden which is out of keeping with the character of the area.

Assessment

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

- The principle of the development and the impact on the street scene
- The impact on the amenity of neighbouring residents

The principle of the development and the impact on the street scene

Local Plan Policy DP1 requires all development permitted to comprise of a good design and layout relating well to the design and appearance of the surrounding area and dwellings. In addition, Paragraph 58 from the National Planning Policy Framework (NPPF) requires that all development reflects the identity of local surroundings and materials, and responds to local character of the area.

An objection by the Town Council relates to harm to the street scene as a result of the extension and hard surfacing. However the proposal is considered to be acceptable in the street scene and in keeping with the character and appearance of the area as it is of an acceptable single storey design; does not project forward to the extent that it is visually dominant and is similar to other developments including hard surfaced frontages within the surrounding area.

The proposed hard surfacing over the existing front garden to provide car parking is similar in nature to hard surfaces provided at other properties in the

locality and is porous in nature such that there would therefore be no apparent additional risk of flooding from excess surface water.

Objections have been received concerning the extent to which the proposal would impact on the rear amenity space at the property. However, as a result of the proposal there would be 78 square metres of rear garden area which is considered to be acceptable.

The impact on the amenity of neighbouring residents

Local Plan Policy DP2 requires that all development does not unacceptably impact upon the residential amenities of neighbouring properties for example by reason of loss of outlook or privacy.

The proposed extension wraps around the dwelling house and projects from the original rear wall at the nearest point to the shared boundary with the adjoining property, 31 Murcott Road East by 3 metres. The District Council's adopted 45 degree guideline has been applied in order to assess any impact on the rear facing windows at that property. Whilst there is a slight conflict with the guideline at a projection of 2.5 metres from the original rear wall, in view of the north facing orientation of the rear gardens and the relatively low height of the proposed extension, it is not considered that the impact on the amenity of the residents at this dwelling house would be such that planning permission could be refused.

In terms of the relationship to 35 Murcott Road East which lies at a 45 degree angle to the application property, the rear of this dwelling house faces into the side of the application property as it occupies a corner plot at a minimum distance of 5 metres. It is considered that as a result of the relationship between the properties and the design of the extensions, the impact of the proposed extensions on the outlook and residential amenities of that property would not be materially more harmful than the impact of the existing garage which is to be demolished to make way from the extensions such that planning permission could be refused.

Other matters

The application property is currently in use as a house in multiple occupation. The proposed extensions are shown to make provision for a maximum of 6 residents, that use not therefore requiring planning permission and not being the subject of this application.

That being the case, the objections that have been received in respect of the use of the property are not material to the consideration of this application.

The proposal includes provision for sufficient parking in accordance with the District Council's car parking standards.

In relation to Local Plan Policy DP13, an air source heat pump has been proposed to provide 10% of the predicted energy requirements as a result of the increase in floor space from the proposed extension. There is no objection to the location of the air source heat pump in terms of noise and disturbance, however, no energy report has been provided to demonstrate that 10% of predicted energy requirements will be achieved and therefore, this will be secured by condition.

Summary/Conclusion

In the opinion of the Local Planning Authority, the proposals do not adversely impact on the character and appearance of the area or on the residential amenities of nearby properties. The proposal is therefore considered to comply with the policies listed.

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) 2231-01F, and specification contained therein, submitted on 11/07/2013. **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.
- 4 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 manufacturers 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.

- 5 The application property as permitted to be extended by this permission shall not be used other than as i. a single dwelling house, or ii. as a house in multiple occupation to accommodate a maximum of 6 people.
REASON: To ensure that the property is not occupied in a manner which is prejudicial to the residential amenities of the surrounding area.
