

Planning Committee: 01 May 2012

Item Number: 16

Application No: W 11 / 1666

Town/Parish Council: Whitnash
Case Officer: Liz Galloway

Registration Date: 22/02/12

Expiry Date: 18/04/12

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41 Heathcote Road, Whitnash, Leamington Spa, CV31 2NG

Raising of existing roof height to create first floor; erection of two storey rear extension and single storey rear extension and installation of two front dormer windows FOR Mr Nijjar

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

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Whitnash Town Council objects to the application as over development, detrimental to the street scene, unneighbourly, out of character and not in keeping with the area.

WCC Ecology: Recommend bat note

1 public response: No objection

RELEVANT POLICIES

- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

PLANNING HISTORY

There is no relevant planning history

KEY ISSUES

The Site and its Location

The application property is a detached bungalow with single integral garage located to the South West of Heathcote Road.

Details of the Development

The applicant seeks to raise the existing roof height by approximately 0.6 metres, removing the half hip roof design and replacing with two gable end elevations; the erection of a two storey extension and single storey extension on the rear of the property to create a kitchen/dining room with two bedrooms above and construct of two dormer windows on the front roof of the property.

Assessment

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Ecology Issues
- Parking
- Waste and recycling equipment

The impact on the street scene

As amended, it is considered that the raising of the roof and the insertion of front roof dormers would not have a significant impact on the street scene given the variety in scale and design of domestic properties nearby, and the proposed rear extensions would not be overly visible to any other public highway. Furthermore, the immediate property which lies on the Eastern boundary is of a very similar design to that proposed on the application property, therefore, it is considered that the development would be acceptable and would have no adverse impact on Heathcote Road and would comply with Warwick District Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Number 39 lies adjacent the Eastern boundary of the application site and has no side facing windows. Furthermore, there is a 3.2 metre distance from this neighbours rear habitable windows to the proposed rear extensions. Therefore it is considered, that in relation to windows belonging to habitable rooms at number 39, the proposal would meet in principle, the Councils adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Numbers 1 to 3 Lammas Croft lie adjacent the Western boundary of the application site and their rear gardens adjoin the site. Supplementary Planning Guidance has been adopted to establish acceptable Distance Separation thresholds which aim to avoid over-development and protect neighbours amenity. The proposed development would marginally conflict with the Distance Separation guidelines by approximately 0.5 metres, however, it is considered that the proposed rear extensions would not have such a significant impact on neighbours 1-3 Lammas Croft as to warrant a refusal. However, the proposed first floor window on the side elevation should be conditioned to be obscure glazing to avoid any harm caused by overlooking.

As amended, it is considered that the proposed extensions would not have an adverse impact on any neighbouring properties and would comply with Warwick District Council Local Plan Policy DP2, the Councils adopted 45 degree guideline and Distance Separation Guideline.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted details showing how 10% of the energy required is to be provided by renewables. As such, the proposals are considered to be in accordance with the Warwick District Councils Local Plan Policies DP12 and DP13 and the Sustainable Buildings Supplementary Planning Document.

Ecology issues

WCC Ecology are satisfied with the submitted bat report and have only recommended a precautionary bat note be added to the Decision Notice.

Parking

This application triggers the need for two off street parking spaces to be provided by the applicant. It is considered that the site has provision for two car spaces and, therefore, meets the criteria set out in the Councils adopted Vehicle Parking Standards.

Waste and recycling equipment

The site has satisfactory recycling and waste storage facilities and a generous plot size to support any increase in waste disposal needs.

In conclusion, I am satisfied that the development proposed meets the criteria stated in Policy DP1 (Layout and Design) and Policy DP2 (Amenity) and positively contributes to the character and quality of its environment and does not have an unacceptable adverse impact on the amenity of nearby uses and residents, such as would support a reason for refusal. Furthermore, it is considered that the proposed raising of the roof height with associated dormers and the erection of a two storey rear and single storey rear extension is acceptable in terms of its character and appearance within the street scene.

RECOMMENDATION

Grant, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved amended drawing 02C, and specification contained therein, submitted on 20th March, 2011 unless first agreed otherwise in writing by the District Planning Authority. **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 first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **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 the occupation of the development hereby permitted, the first floor side facing window in the West elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District 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. The proposal is therefore considered to comply with the policies listed.
