

**Application No:** W 13 / 0745

**Town/Parish Council:** Warwick  
**Case Officer:** Emma Spandley  
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**Registration Date:** 03/06/13  
**Expiry Date:** 29/07/13

**Dental Surgery, 9 Cape Road, The Cape, Warwick, CV34 4JP**

Erection of a single storey side / rear extension. FOR Cape Road Dental Practice  
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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 conditions.

**DETAILS OF THE DEVELOPMENT**

The application proposes to erect a single storey rear / side extension to the existing dental practice. The proposed extension will add an approximate 19 m2 of additional floor area and infill a section between the rear / side elevation of the property and the shared boundary with No.7 Cape Road; demolish the existing coal store and extend to the rear. The extension will effectively wrap around the corner of No.9 Cape Road at the side/rear. The extension will add a small laboratory for the clinical dental technician who currently works out of one of the existing surgeries.

**THE SITE AND ITS LOCATION**

The application property forms a row of Edwardian houses, individually designed. The site is located within the Warwick Conservation Area. The area is predominantly residential however there is a doctors surgery and another dental practice within close proximity to the application site.

Either side of the application property are residential dwellings. No.7 Cape Road, has recently been granted planning permission for the erection of single storey rear extension, alterations to front dormer, construction of a rear facing dormer window and the construction of raised decking to the rear of the property. This is being commenced at the moment.

There is a high brick built wall along the boundary with No.11 Cape Road, which also benefits from mature hedge planting which exceeds the height of the brick wall.

## **PLANNING HISTORY**

W/08/1680 - Erection of a single storey rear extension and construction of a disabled access. Installation of replacement windows, granted 4th February 2009.

## **RELEVANT POLICIES**

- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- National Planning Policy Framework
- 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council** - No objection

**WCC (Ecology)** - Bate note

**Public Responses** - 9 objections have been received. 2 of which are made on the basis of loss of light and the remaining objections focus on parking issues and highway safety.

## **ASSESSMENT**

The main issues relating to the application are:-

- The effect of the proposal on the amenities of the occupiers of neighbouring properties;
- The impact on the character of the Conservation Area;
- The impact on parking and highway safety;

### The impact on the amenities of the occupiers of the neighbouring properties

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 its environment through good layout and design. 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 neighbouring property No.7, is in the process of implementing the permission granted recently, which included a single storey side extension adjacent to the shared boundary with the application property. This extension proposes to have an open plan kitchen dining room, with a predominately glazed section immediately adjacent to the party boundary with the application property and bi folding doors adjacent to No.5. No.7 is also situated on higher ground than the application property.

Whilst the Residential Design Guide states the 45 degree sightline is taken from the middle of the nearest habitable room, it is considered that due to the amount of glazing to the proposed extension at No.7 essentially extending across the whole of the ground floor at the rear of this property, the 45 degree sightline should be taken from the middle of the rear elevation of this extension. As mentioned above, No.7 is currently implementing the permission granted for a single storey side extension. This extension, at the time of the officers site visit had the external walls built but no roof or windows. Assessing the proposal in that manner, the proposed extension at No.9, will not infringe the 45 degree sightline. If the 45 degree sightline was taken from the nearest habitable room window in existence now, the 45 degree sightline would also not be breached. On this basis it is considered that the proposed extension will not have a detrimental impact on the occupiers of No.7 through increased visual intrusion or loss of light.

The occupants of 11 Cape Road have objected principally on the grounds of loss of light to the garden area. The existing boundary wall and vegetation would already cause a degree of light loss to the rear garden of No.11 and the proposed extension will extend 2.9 metres from the existing rear elevation of No.11. The 45 degree sightline will be breached, however, due to the existence of the boundary treatment, mentioned earlier, it is considered that the proposed extension will not cause any additional material harm to the light levels to the rear amenity space of No.11. On this basis it is considered that the proposed extension will not have a detrimental impact on the occupiers of No.11 through increased visual intrusion or loss of light.

#### The impact on the Conservation Area

Policy DAP8 of the Warwick District Local Plan 1996-2011 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas.

The application property as existing to the rear has white painted brick with red clay tiles, the proposed single storey rear / side wraparound extension will be constructed in materials to match the existing building.

It is considered that the proposed extension would be acceptable in terms of the effect on the character and appearance of the area. The design and form of the

proposed extension would be in keeping with the application property and surrounding development.

#### Impact on Parking and Highway Safety

Policy DP8 of the Warwick District Local Plan 1996 - 2011 states development will only be permitted that makes appropriate provision for parking and does not result in on-street car parking detrimental to highway safety. The Supplementary Planning Document (SPD) Vehicle *Parking Standards* sets out Warwick District Councils detailed parking standards for developments.

The SPG sets out that dentists consulting rooms require 4 spaces per consulting room.

Objections received included concerns about existing parking pressures in the area. However, the proposed extension does not result in the provision of any additional consulting rooms relative to the existing scenario. Rather it provides for a laboratory for the existing dental practice which is not intended to increase the number of patients attending the surgery and will not therefore result in a requirement for additional car spaces. It is proposed that the use of the extension is controlled by a suitably worded condition.

#### **SUMMARY/CONCLUSION**

It is considered that the proposed extension will not have a detrimental impact on the occupiers of the neighbouring properties through increased visual intrusion or loss of light. The proposed extension is considered to be in keeping with the character of the Conservation Area. As the proposal will not increase the capacity of the dental surgery, and is to improve the existing services, there will not be any increase in the demand for on-street parking and is in accordance with the aforementioned policies.

#### **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 drawings CP-01, and specification contained therein, submitted on 30th May 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 The extension hereby permitted shall be used only as a Dental Laboratory for purposes ancillary to the use of the existing Dental Practice and for no other purpose (even if such other purpose would not otherwise require planning permission or would otherwise be permitted by any legislation), unless otherwise agreed in writing by the local planning authority. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP8 of the Warwick District Local Plan 1996-2011.
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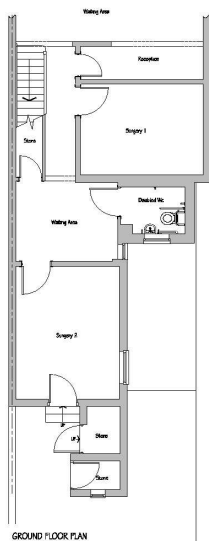
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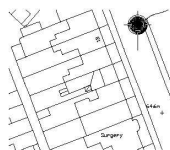


### SITE LOCATION PLAN

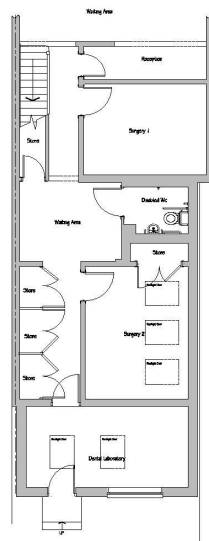


### GROUND FLOOR PLAN

EXISTING



**EXISTING SITE PLAN**



GROUND FLOOR PLAN

PROPOSED



**PROPOSED SITE PLAN**

## PLANNING

Rev	Date	Notes	Issued
			
<b>PROJECT:</b> Cape Road Dental Surgery 9 Cape Road, Wainwick, CV34 4JP			
<b>DRAWING TITLE:</b> Existing Ground Floor Plans & Elevations			
<b>SCALE:</b> 1:50 1:100 at A1			<b>DRAWN:</b> Rmp
<b>DWG NO:</b> CP-01			<b>DATE:</b> 21.05.13
<b>REV.</b>			