

Planning Committee: 09 December 2009

Item Number:

Application No: W 09 / 1232

Registration Date: 07/10/09

Town/Parish Council: Whitnash

Expiry Date: 02/12/09

Case Officer: John Beaumont

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Land between 6 Whitnash Road and 1 Golf Lane, Whitnash
New Dwelling House FOR Mr McCormick

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

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Object. Overdevelopment, detrimental to street scene and unneighbourly.

Public Response: 1 letter of objection from the occupier of 1 Golf Lane on grounds of loss of privacy, adverse impact on road safety due to increase in number of accesses close to junction of Whitnash Road and Golf Lane and an increase in roadside car parking; inappropriate design/ appearance not aligning with properties in Golf Lane; loss of daylight/sunlight; additional noise/disturbance; small size will not fit the established character of other detached houses in Golf Lane. 1 letter of objection from 4 The Seekings has raised issue of car parking and traffic congestion in this locality.

WCC (Ecology): No objection subject to notes on bats, birds, reptiles/amphibians, and a landscaping condition including tree protection.

WCC (Archaeology): No objection subject to condition re programme of archaeological work.

Severn Trent Water: No objection subject to note re. sewer crossing site.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

A previous application for a larger 4 bedroomed dwelling on this site, reference W09/0170, was withdrawn. Planning permission for the construction of extensions to No. 6 Whitnash Road were granted in 2007, reference W07/1297; these have now been constructed. (NB in commenting on these proposals, the Highway Authority noted that a further access had been created to the adjacent plot, the subject of the

current application, and raised no objection). Planning permission was also granted in 2008 for the erection of a first floor extension above the existing single storey garage of No. 1 Golf Lane, reference W08/0167. Planning permission for the erection on this site of a single detached 3 bedroomed house with a single attached garage was granted by Planning Committee at the meeting on 7th July 2009, reference W09/0550.

KEY ISSUES

The Site and its Location

This site has a frontage of some 12 m to Golf Lane and a depth of 28 m. It formerly formed part of the garden to No. 6 Whitnash Road but it has been separated from that property by a boundary wall/fence and presently is overgrown. There are hedges to the rear of the site and alongside the front garden of 1 Golf Lane which is largely hardsurfaced. There is already a vehicular access with a drop kerb into this site. The application site is elevated generally above both the level of Golf Lane and the adjacent property 1 Golf Lane.

Details of the Development

The proposal entails the construction of a new detached dwelling comprising a single living room, dining room, kitchen, utility room and cloakroom on the ground floor with 4 bedrooms (2 with ensuite) and bathroom on the first floor. The dwelling is proposed to be set down some 0.7 m below the existing ground levels. It would be set some 1 m off the boundary with No. 6 Whitnash Road (where it would adjoin the single storey garage to that property), and some 2.7 m off the boundary with No. 1 Golf Lane. No windows are proposed on the side elevations towards either No. 6 Whitnash Road or No. 1 Golf Lane with the exception of a ground floor kitchen window facing the gable of 1 Golf Lane. On the rear elevation (facing towards the rear garden of No. 8 Whitnash Road) no windows are proposed at the first floor with the two rear facing bedrooms and an ensuite being lit by rooflights only. 3 off-road car parking spaces would be available to the front of the dwelling on the proposed drive.

Assessment

Planning permission for a detached house on this site was granted by Planning Committee at the meeting on 7th July 2009. This is a revised scheme with an amended design such that it is proposed to extend and convert the previously approved integral garage to be a kitchen/utility room whilst altering the roof design above to provide an extra bedroom and en-suite bathroom; the bedroom would be lit by a dormer window to the front of the property and a rooflight for the en-suite to the rear. Whilst noting the continued objections from the Town Council and neighbour to this development, I do not consider the design changes now proposed would be unneighbourly and given there would remain 3 off-street car parking spaces, I consider the application would continue to meet parking requirements.

In conclusion, I consider this application would be an equally acceptable addition to this street scene to the recently approved house, W09/0550 and similarly would not cause unacceptable harm to either neighbours amenity or highway safety.

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 approved drawing nos. 2077/01, 02, 03 and 04, and specification contained therein, deposited on 7th October 2009 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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
- 5 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.

- 6 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 site, or in the locality, 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. **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.
- 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 development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : Given the proximity of this dwelling to neighbouring properties, it is considered that any future development should be strictly controlled to protect the amenity of the occupiers of these properties to accord with the requirements of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 8 No development shall take place until the applicant has secured the implementation of a written programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the District Planning Authority. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy DP4 of the Warwick District Local Plan 1996-2011.
- 9 No development shall be carried out on the site which is the subject of this permission, until details of existing and proposed ground levels of the development, including the finished floor levels of the dwelling and sections through the site have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not adversely impact on the character or appearance of the area or the amenity of neighbours. Furthermore, it is considered it would not result in highway danger. The proposal is therefore considered to comply with the policies listed.
