

Planning Committee: 18 October 2011

Item Number: 6

Application No: W 11 / 0654

Town/Parish Council: Leamington Spa
Case Officer: Sunita Burke

Registration Date: 25/07/11

Expiry Date: 19/09/11

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22 Princes Drive, Leamington Spa, CV32 6AF

Demolition of single storey building. Erection of two storey side extension and single storey rear extension and loft conversion FOR Mr Metcalfe

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

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Object for the following reason:

- The proposed extension will create a terracing effect.

Note: The Town Council considers that the information provided with this application is inadequate.

Ecology: No Objection

Recommend notes for protection of bats and nesting birds

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)
- DP11 - Drainage (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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document) November 2007
- Sustainable Buildings (Supplementary Planning Document - December 2008)

PLANNING HISTORY

Planning permission was granted for a single storey extension to the kitchen and toilet in 1976.

KEY ISSUES

The Site and its Location

The application site forms part of a row of semi-detached properties along Princes Drive. These semi-detached properties front on to the embankment and a railway track which divides the residential area and Institutional Area (Warwick College) on the other side of the embankment. They are typically red brick, hipped, double fronted bay windows with hanging tiles in between the bays with a central chimney between the two properties. The front garden of the application site is approximately 10 metres long and the rear garden is approximately 25 metres deep. The row of semi-detached properties along the application site are typically two storey hipped properties with single storey garages at their sides.

Details of the Development

The applicant seeks permission for the demolition of the existing single storey garage, lobby, toilet and utility and its replacement with 2 storey extension to side and new single storey extension to rear. On the ground floor the extension and conversion would provide a study, toilet under the stairs, utility with side access and kitchen/breakfast area opening into a large deck at the rear. On the first floor, bedroom 3 is enlarged doubling in size of the bedroom, bedroom 1 would have an ensuite shower and a new family bathroom would be built over the existing lobby. On the second floor the loft conversion would provide an additional bedroom with an ensuite shower.

Externally the extension would be constructed of red facing brick, roof would remain as red/brown Plain tiles. New opening would be created on the southern (side) elevation with a velux window inserted in the roof slope above the staircase/landing area. A large box dormer is proposed on the south eastern elevation (rear), with lead cladding on its cheeks and roof. The bulk of the main extension is on the side and the box dormer at the rear. The side entrance would remain as existing, which is set away from the boundary by 1 metre.

Assessment

Impact on the character of the area

The application site is located within a residential area, predominantly urban in character. The character of this area is defined by its block structure where the properties laid out in a traditional pattern of backs to backs and front onto the street providing a consistent street scene. These semi-detached properties are designed with single storey garages on its sides, however, most of the properties along this street have been altered substantially, in some cases with two storey side extensions with flat roof. The two properties adjoining the application site have previous extensions. No 20 Princes Drive has a two storey extension with a large hip roof where the ridge of the extension meets the existing ridge height. No 24 Princes Drive has a single storey extension with a pitched roof.

At present the property has a single storey painted garage along its northwest elevation, which is proposed for demolition. The proposed two storey side extension, single storey rear extension and loft conversion are acceptable in design. The front porch remains unaltered and the new extension would be built right up to the front building line. The two storey side extension would be hipped, at a lower level as to look ancillary to that of the original dwelling. As there is a gap of 1 metre between No 22 and No 20, this would provide a break in the building line and not give the appearance of terracing (a concern raised by Leamington Spa Town Council).

The proposed rear box dormer is set below the ridgeline. It is set away from the edge by 0.4 metres along the boundary with No 20 Princes Drive and set away from the eaves by 1.1 metres. The Residential Design Guide requires the dormers to be set away by a minimum of 0.5 metres from the edges. However, as the proposed dormer complies with most of the guideline and is short of 0.1mm. This dormer is considered acceptable in this proposal.

The bulk of the extension although visible is not considered to overhang or appear dominant because the hipped end of the extension is set within the hip of the main dwelling; is subservient, and the distance between the two elevations. i.e, between No 22 and 20 Princes Drive, which is in accordance with the guidance set out in the policies of The Warwick District Local Plan 1996 - 2011 and Residential Design Guide.

Impact on neighbouring amenities

The proposed side extension is set 2 metres away from the boundary with No 20 Princes Drive. There are no windows proposed on this elevation on the first floor which would address any concerns of overlooking. However, there are two windows and a door proposed on the ground floor for the utility, toilet and staircase. These are considered acceptable as there is a tall fence and vegetation separating the two properties and is unlikely have a detrimental impact on the neighbouring property.

The proposed rear extension would build on the existing extension. The existing extension extends 2 metres to the rear with a doglegged extending further by 1.5 metres leaving gaps on both sides of this dogleg. The proposed extension would fill-in these gaps and extend on both sides of this dogleg by 1.5 metres. No 20 Princes Drive has a similar size extension at the side and rear. The proposed alterations to the building at the rear would not have any impact by the way of overbearing or overshadowing as the application proposes to extend up to the existing extension of the adjacent property on the ground floor. As such, this extension is considered to comply with the 45° Guide for rear extensions.

Given that the extension is of the size and scale that is similar in design, bulk (slightly smaller) and is set back from the boundary. The extension are not considered to overshadow or overhang the adjacent property. As such, it is considered that the proposal would not cause harm to the residential amenity of the surrounding area and considered in accordance with the policies set out in the Local Plan.

Renewables

Based on the guidance provided in the Sustainable Building Statement and Local Plan Policy DP13, the size and scale of the extension and conversion would result in a high energy consumption, as such, would warrant an energy assessment and on site renewables if approved by the Committee. As such, an appropriate condition is proposed as part of this recommendation.

Parking

The proposed development would result in the loss of the garage. A four bedroom property is required to provide approximately 3 on site car parking

spaces. This can be easily achieved on site. As the front garden is 10 meters deep and 10 metres wide, which is considered as sufficient space to accommodate up to three cars in the front garden. This is considered to comply with the required standard set out in the Council's Supplementary Planning Guidance 'Vehicle Parking Standards'.

Ecology

The Ecology officers consider that there is evidence of bat activity within the surrounding area. The application site is considered to have a low-medium bat potential. As such, the Ecology officer recommends that a **pre-determinative bat survey** is carried out for this application and a note is attached to that effect in the decision notice.

The Ecology officer also recommends that a note relating to nesting birds, as protected species, is attached to any approval granted, as some vegetation is likely to be impacted on by the proposed works. Therefore, a note is attached to that effect in the decision notice.

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(s) Proposed Plans and Elevations 2095-04 May 2011, proposed Plans 2095-03 May 2011 and specification contained therein, submitted on 19 May 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.

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.
