

Planning Committee: 06 November 2019

Item Number: 8

Application No: [W 19 / 1341](#)

Town/Parish Council: Radford Semele
Case Officer: Jonathan Gentry

Registration Date: 08/08/19
Expiry Date: 03/10/19

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Wimsley, 30 Southam Road, Radford Semele, Leamington Spa, CV31 1TA
Proposed demolition of existing first floor/roof and erection of new first floor and internal alterations. FOR Mr & Mrs Ohara

This application is being presented to Committee due to an objection from the Parish Council having been received and the application is recommended for approval.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The application seeks planning permission for the proposed demolition of the existing first floor/roof of the dwelling, and the erection of an entirely new first floor. Associated internal alterations are also proposed.

THE SITE AND ITS LOCATION

The application site relates to a large detached dwelling situated within a substantial plot, located to the south of its access, a private road that runs to the west from Southam Road. While the application property is a dormer bungalow, the properties within the surrounding area are of distinctly individual size, style and design, and no specific architectural character predominates.

PLANNING HISTORY

W/17/0627 - Erection of one and half storey rear extension and roof alterations to include hip to gable extensions on both sides - Granted 21/6/17.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Radford Semele Parish Council - Object on grounds of proposed design being out of keeping with the surrounding properties.

WCC Ecological Services - Recommend pre-determinative bat survey.

ASSESSMENT

Impact on the amenity of neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight or by creating an unneighbourly and overbearing effect.

It is noted that the general massing of the property will increase quite significantly as a result of the proposal which would effectively convert the dormer bungalow into a full size contemporary two storey dwelling. However, the proposed works will not result in any breach of the 45-degree guideline to neighbouring properties; No.28a being the only dwelling positioned immediately adjacent to the application property. The overall footprint of the dwelling will not notably increase as a result of the proposal, and therefore no additional impact in relation to amenity is anticipated at the rear of Nos.10 & 12 Kingshurst, which abut the eastern boundary of the application site. It is therefore considered that the proposal would not result in material harm to the living conditions of the occupiers of the neighbouring properties by reason of loss of light or outlook. In addition, the fenestration proposed at first floor level is directed to the front and rear of the property, in line with the dormer windows currently in place. It is therefore considered that the proposed development will not result in material increase in overlooking or loss of privacy.

For these reasons it is concluded that the proposal complies with the aforementioned policy in relation to amenity.

Design and impact on the street scene

Local Plan Policy BE1 states that development will be permitted where it harmonises with and improves the character of the surrounding area. The adopted Residential Design Guide SPD also sets out design principles which development proposals are expected to comply with.

Radford Semele Parish Council has objected to the application on grounds of its appearance, which they consider to be completely out of keeping with neighbouring properties. They also request consideration be given as to the suitability of the proposed materials. The Parish Council considers that the

proposal would completely remodel the dwelling to the extent that it's original form will not be evident, transforming its appearance to that of a contemporary and bespoke development.

It is held that there is no strong character or style to the other properties located along the Southam Road access spur. While there are currently no other properties of a style directly comparable to that proposed, it is considered that by virtue of the mixed character of the area, the proposal would suitably harmonise with the existing built form. In addition, it is considered that the proposed remodelling would respect surrounding buildings in terms of scale, height, and massing. Indeed, it could be considered that the works will generate visual appeal and architectural interest to the site, when compared to the existing pleasant, albeit unremarkable dwelling. The Residential Design Guide SPD does not include specific guidance in relation to the remodelling of dwellings, but does state that two storey flat roof extensions will not normally be acceptable. However, it is considered that the character of the location and the context of the works is a material consideration to justify departing from the standard guidance in this particular case where the proposal adopts a more bespoke, contemporary and modernist architectural design approach which the design guide does not lend itself to.

The facing materials proposed comprise brick, render and timber cladding. The existing property features white render and stone details, while many surrounding buildings feature brickwork. It is therefore considered that these materials are wholly appropriate in consideration of the dwelling's setting. The use of timber cladding is deemed to add contrast, while according adequately with the style of the rebuilt dwelling. It is therefore considered that the proposed materials are appropriate in this instance. However, the imposition of a condition requiring the submission of sample external facing materials to be submitted for approval is considered appropriate and reasonable to ensure that the final finishes are of suitable appearance and quality.

It is also noted that planning permission was granted for similar remodelling works in 2017 under application ref: W/17/0627 which is a material planning consideration.

Overall, it is considered that the proposal will modernise and re-work the property, incorporating the use of materials that will add contrast and visual interest to it's existing appearance. It is considered that the proposed development will not appear as an incongruous feature within the street scene, due to the existing mix of size, style and designs of houses with varying materials within this location. Officers therefore take the view that the application is in accordance with Policy BE1.

Parking

The development proposes the creation of one additional bedroom, increasing the total for the household to four. The Warwick District Parking Standards SPD sets out that dwellings with four or more bedrooms should include provision for three off-street spaces, an increase of one space over that currently required at the site. It is considered that the generous off-street parking area to the front of the property is more than capable of accommodating this requirement.

Therefore, the proposal is considered to comply with Local Plan Policy TR3 and the associated SPD.

Ecology

The Ecologist at Warwickshire County Council has recommended that a pre-determinative bat survey is carried out. When out on site the condition of the dwelling's roof was reviewed and was found to be in good general condition, with no notable gaps or potential access points for bats observed. In addition, the roof of the property is well sealed as this currently forms habitable space including a bedroom. It is therefore considered that the imposition of an explanatory note in relation to the applicants' responsibility with regard to protection of the noted species is proportionate and appropriate in this case. The proposal is therefore viewed to suitably comply with Local Plan Policy NE2.

Conclusion

The scheme is considered acceptable, having regard to the character of the street scene, the existing built form, and the impact on the amenity of neighbouring properties. Officers are also satisfied that the scheme would not result in harm to protected species.

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 '001' and approved drawings '004' and '005', received on the 8th August 2019, and the specification contained therein. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
