

Application No: [W 15 / 1023](#)

Town/Parish Council: Leamington Spa
Case Officer: Jo Hogarth

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Registration Date: 25/06/15

Expiry Date: 20/08/15

6 Farm Road, Lillington, Leamington Spa, CV32 7RP

New two bedroom detached dwelling located in the former garden of No. 6 Farm Road, Lillington. FOR Mrs Clay

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal seeks to construct a two storey two bedroom detached house with two off street parking spaces on the side garden serving number 6 Farm Road.

THE SITE AND ITS LOCATION

The site relates to the side garden area serving number 6 Farm Road. It is located within the designated Conservation Area in a predominately residential area. There are a mix of house types and styles along this road ranging from semi-detached, detached and terraced buildings.

PLANNING HISTORY

In 2014 (ref: W/14/1378) a planning application for a new dwelling was refused on this site on the grounds that the modern design incorporating a mixed pallet of modern materials such as timber cladding, zinc roof and coloured render would fail to relate to the surrounding buildings and thereby cause harm to the character and appearance of the Conservation Area.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Objection - The proposal is overdevelopment; it reduces on street parking and the modern design adversely impacts on the streetscene in the Conservation Area.

WCC Highways: No objection as it not considered that the displacement of one on street parking space would constitute a material highway impact.

WCC Ecology: Recommend notes on nesting birds and any planting to be of native species.

Public response(s): 17 letters have been received objecting to the proposal on the grounds that the plot is too small for a dwelling; it would destroy the attractive Conservation Area and would be out of keeping. The development would reduce the number of on street parking spaces and cause harm to highway safety as there are existing visibility issues. The proposal is unneighbourly and will cause additional problems for surface water and drainage. Furthermore, the design bears little resemblance to the existing Victorian houses within the street

ASSESSMENT

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

- The principle of the Development
- The Design and impact on the Conservation Area

- The Impact on neighbours
- Car Parking and Highway safety
- Drainage
- Renewable Energy
- Health and Wellbeing
- Other matters

The Principle of the Development

In principle, the construction of residential development in this location is acceptable, would contribute towards the Council's housing supply, and be in accordance with the NPPF (para 49) which states housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. At present the Council is unable to demonstrate a five year housing land supply and as such this proposal for a new dwelling is considered in principle to be appropriate and in accordance with paragraph 14 of the NPPF, in that it would not lead to adverse impacts which would demonstrably outweigh the benefits of the development.

The Design and Impact on the Conservation Area

The proposal differs from the previous refusal in the following ways:

- The replacement of the previously proposed asymmetrical roof with gables;
- The incorporation of a slate roof; and of
- Facing brickwork with render and stone banding.,

It is considered that this amended design and revised materials respect the character of this part of the Conservation Area and would not appear as an incongruous addition within the streetscene such that a refusal of permission could be justified on these grounds. The application is thereby considered to meet the objectives of Policy DAP8 in the Local Plan and further accords with paragraph 134 of the NPPF.

The impact on neighbours

There would be no breach of the Council's adopted Supplementary Planning Guidance on the 45 degree line when taken from either ground or first floor windows serving number 6 Farm Road, or number 4 Farm Road. Whilst there are side facing habitable room windows in number 6 Farm Road at ground and first floor, these would not look onto the new dwelling due to its siting within the plot. Number 4 Farm Road has a garage to the side nearest to the joint boundary and no first floor side facing windows. A first floor window serving the staircase is proposed in the side elevation facing number 6 Farm Road with no side facing windows proposed onto number 4 Farm Road.

In the proposed dwelling, there would be two rear facing windows, one to a bedroom and one to a bathroom.

Regarding the Council's adopted Supplementary Planning Guidance on Distance Separations, the properties to the rear of the site which front onto Manor Road

are approximately 30 metres away and therefore there is no conflict with this guidance which requires a distance separation of 22 metres.

The application is considered to meet the objectives of Policy DP2 in the Local Plan.

Car Parking and Highway Safety

The proposal would require a dropped kerb in order to provide two off street parking spaces which is the requirement for a two bedroom dwelling in accordance with the Council's adopted Supplementary Planning Document (SPD) on Vehicle Parking Standards. The objections in relation to the loss of an on street parking space are noted, however it is considered that the displacement of a single parked car does not constitute a significant highways impact and on this basis there are considered to be insufficient grounds to object.

The application is considered to be acceptable and meets Policy DP8 in the Local Plan together with the Vehicle Parking Standards SPD and would not result in a danger to highway safety.

Drainage

It is considered appropriate in this instance to condition drainage details to any permission together with details of porous materials for the driveway in order to address concerns regarding surface water run off.

Renewable Energy

As part of the application, details have been submitted in relation to the use of solar panels and an energy report demonstrates that these would provide 13.7% of the predicted energy requirement as well as 7.1% saving in CO₂ emissions. This is considered acceptable and meets the objectives contained in the Council's adopted Supplementary Planning Document on Sustainable Buildings and Policy DP13 in the Local Plan. It is considered appropriate to attach a condition requiring compliance with these submitted details.

Health and Wellbeing

N/A

Other Matters

Within the curtilage of the proposal, provision has been made for the storage of wheelie bins and there is sufficient space for recycling boxes. This would meet criteria I of Policy DP1 in the Local Plan.

There are no ecological issues subject to the inclusion of bird notes and use of native planting if proposed.

SUMMARY/CONCLUSION

The application is considered to be acceptable in terms of design and impact on the character and appearance of the Conservation Area and general streetscene, with no unacceptable significant adverse impacts on residential amenity. The

proposal is thereby considered to accord with the aforementioned Local Plan Policies.

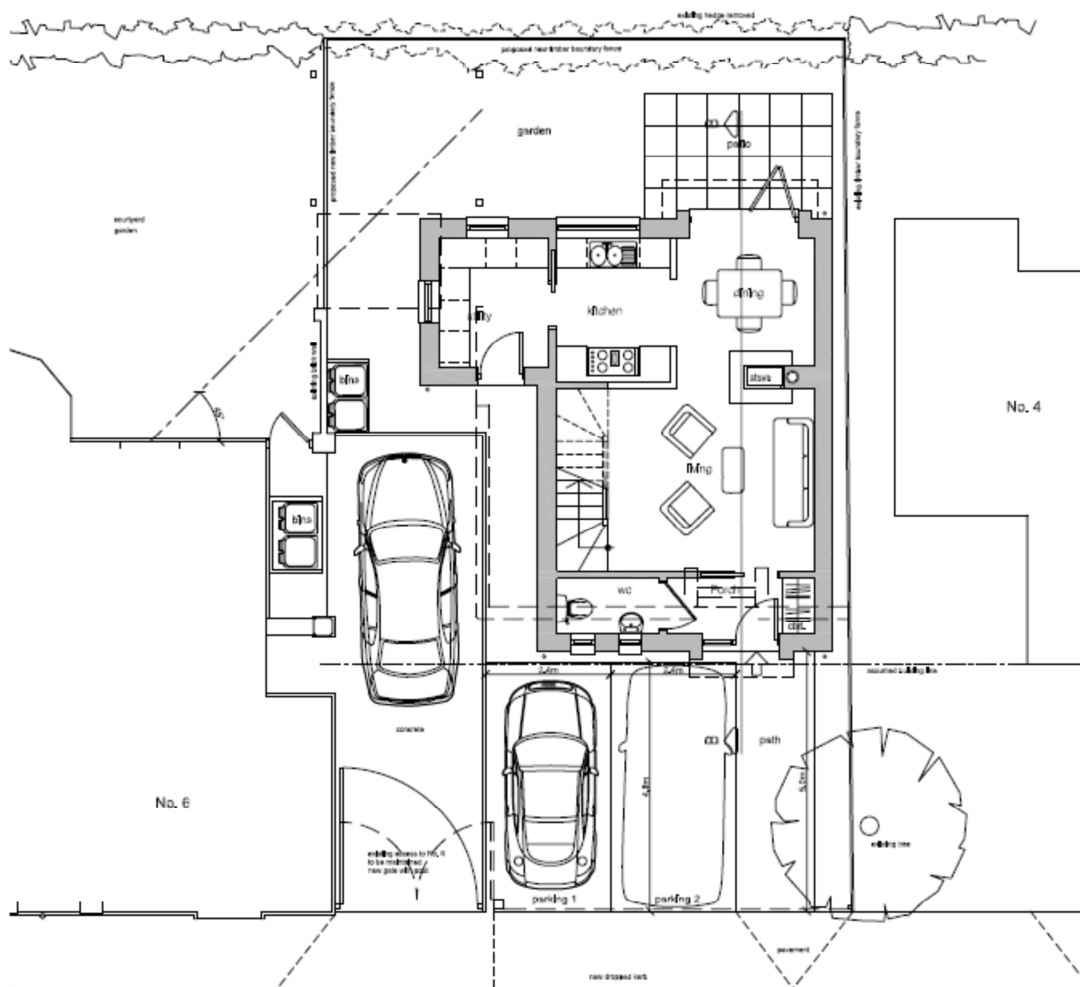
CONDITIONS

- 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 drawing numbers 312-06A and 312-07 and specification contained therein, submitted on 25 June 2015. **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 the external facing materials to be used for the construction of the development hereby permitted, including a render sample, 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 an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 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:** For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.
- 6 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. Microgeneration equipment no longer

needed for microgeneration shall be removed as soon as reasonably practicable. **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 The driveway hereby permitted shall have a porous surface treatment or where a non-porous treatment is proposed, provision shall 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. **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.
- 8 Notwithstanding the provisions of Part 1, Schedule 2, Class A and Class E the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure shall be provided within the curtilage of, and no extension or addition erected or constructed to, the dwelling hereby permitted. **REASON:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
- 9 Prior to the first occupation of the dwelling hereby permitted the parking area shown on drawing number 312-06A shall be laid out and made available for vehicle parking purposes and retained for such purposes at all times thereafter. **REASON:** To ensure that adequate parking facilities are available for the dwelling, in accordance with Policy DP8 in the Warwick District Local Plan 1996-2015.



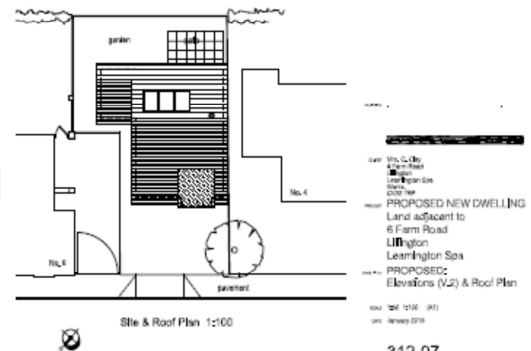




Farm Road (north-west) elevation 1:50



rear elevation (south east) 1:100



Site & Roof Plan 1:100

DRAWN BY: J. G. G. G.
 CHECKED BY: J. G. G. G.
 PROJECT: PROPOSED NEW DWELLING
 Land adjacent to
 6 Farm Road
 Leamington Spa
 PROPOSED
 Elevations (V2) & Roof Plan
 DATE: 10/10/18 (V2)
 DATE: January 2019

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