

Planning Committee: 17 January 2012

Item Number: 15

Application No: W 11 / 1318

Town/Parish Council: Leamington Spa
Case Officer: Fiona Fuller

Registration Date: 28/10/11
Expiry Date: 23/12/11

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7 Walnut Drive, Leamington Spa, CV32 7XU

Erection of single storey side extension to make two bed bungalow into three bed FOR Mrs M Evans & Mr Jon Huxley

This application is being presented to Members of the Planning Committee as the applicant is an employee of Warwick District Council.

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection

WCC (Ecology): 'I would strongly recommend that a note relating to bats, as protected species, is attached to any approval granted by the planning officer. If any vegetation will be impacted on by the works, please attach a nesting bird note to any permission granted'

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)

PLANNING HISTORY

N/A

KEY ISSUES

The Site and its Location

The application site is at the end of a row of four single storey terraced dwellings in Walnut Drive. Currently, there is a car port located to the side of the existing dwelling. To the rear elevation, there is a spacious garden. The boundary is clearly defined by a wooden fence.

Access to the application site is via Walnut Drive.

The dwellings in Walnut Drive share the same architectural merit and form as the application property.

Details of the Development

The applicant seeks to construct a single storey side extension to the existing dwelling. The proposed development will facilitate an additional bedroom.

Assessment

I consider the main issues affecting the proposed development are:

- Impact on the living conditions of neighbouring dwellings
- Impact on the character and appearance of the area
- Renewable Energy
- Parking
- Noise Impact

Impact on the living conditions of neighbouring dwellings

I do not consider that the proposals would have a significant impact on the living conditions of neighbouring dwellings as the proposed extension would be 6.5 metres from the nearest neighbours (No.8 Walnut Drive) and (No.12 Old School Mews). Taking all the issues into account the proposal would be acceptable and would not cause such harm to the living conditions of the neighbouring dwellings to warrant a refusal.

Impact on the character and appearance of the area

The proposed extension would extend to the side boundary. To the side elevation is Tesco but there will be a two metres distance from the proposed development and the fence that will minimise any harm to the character and the appearance of the area. Furthermore, the car port and the fencing would screen the proposed single storey side development and thus will not cause any visible impact to the street scene. To conclude, the proposed single storey side extension would be of an acceptable design and would not harm the character and appearance of the area; I am of the opinion that the proposed development is acceptable and adheres to the Warwick District Council's Residential Design Guide 2008.

Renewable Energy

Given the scale of the proposed single storey side extension to the existing dwelling, it will not generate sufficient energy demands to make it feasible to require 10% renewables.

Parking

Warwick District Council's Supplementary Planning Document for vehicle parking standards states that for any three bedroom house there should be a maximum of two parking spaces (excluding garages). I am confident that the application site has sufficient parking space to facilitate the proposed development.

Noise Impact

The proposed extension would extend to the side boundary. To the side elevation is Tesco Express and the Tesco Express service yard would be two metres distance from the proposed development. However, it was felt that the Tesco service yard would not pose any noise impact to No. 7 Walnut Drive. Also, the Senior Environmental Health Officer had no concerns with the proposed development being near to Tesco Express service yard.

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 application form, site location plan and approved drawing(s), and specification contained therein, submitted on 20th October 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.

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.
