

**Application No:** W 12 / 0871

**Town/Parish Council:** Warwick  
**Case Officer:** Liam D'Onofrio  
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**Registration Date:** 08/08/12

**Expiry Date:** 03/10/12

**34 - 44 Vine Lane, Warwick, CV34 5BE**

Construction of a new first floor flat (Plot 8, Vine Mews), with vehicular access below, a single storey extension and parking space to front of existing house (No 36 Vine Lane), and elevational treatment to front of existing dwellings (No 36-44 inclusive). FOR Mr & Mrs Pal and M Tec Warwickshire Ltd

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This application is being presented to Committee due to 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**

Planning permission has been granted under W/12/0569 for the erection of seven dwellinghouses in total; one row of 4 terraced houses fronting Vine Lane and one row of 3 terraced houses located to the rear of the site. The current application seeks to include a first floor 2-bedroom flat to be located over the approved vehicular access. The flat will be 6 metres wide by 8.3 metres deep by 7.3 metres high, maintaining a clear 2.3 metre undercroft access into the development.

The application site also includes an adjacent terraced block of dwellings No.36 to 44 Vine Lane, which will be externally rendered, which the applicant states is to establish a more coherent and aesthetically pleasing streetscene along Vine Lane. No.36 Vine Lane will have a two-storey extension projecting 5.4 metres into the front garden and forming a cat-slide roof with an eaves height of 2.3 metres rising to 5.5 metres linking into the main roof of the house.

The application is accompanied by a Design and Access Statement, including an Energy Statement.

**THE SITE AND ITS LOCATION**

The application site related to the Bunch of Grapes Public House, which has recently been demolished, and is currently a building site with development approved under W/12/0569 progressing quickly. The site is set on the northern side of Vine Lane close to its junction with Woodville Road and the surrounding streetscene is residential in character.

## **PLANNING HISTORY**

W/12/0967 Variation of Condition 2 imposed on W/12/0569 to substitute plan 12-07/PA/02 with 12-07/PA/02 Rev A to allow minor layout alterations: Pending

W/12/0569 Erection of 7 two bedroom dwellings after demolition of existing public house (amended design): Granted 11th July 2012.

W/12/0179 Erection of 7 two-bedroom dwellings after demolition of existing public house: Granted 26<sup>th</sup> April 2012.

All planning applications prior to the above related to alterations to the Bunch of Grapes Public House.

## **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** Objection , the Town Council consider that the lack of detail and the possible impact on the adjoining houses from the mass of the development and the proposed density, results in the applications failure to meet Local Plan Policies DP1 and DP2 and the Town Council therefore object to the application and recommends a site visit for Planning Committee to determine if the application adversely impacts on the adjoining houses due to the size and density of the proposed application.

**WCC Highways:** No objection, subject to amendments to alter the proposed flat to a one-bedroom unit only in order to address parking provision concerns.

**Public response:** One letter of objection received raising concerns of overlooking, loss of privacy and increased density of development.

## **ASSESSMENT**

The main considerations in assessing this application are as follows: the principle for development; siting and design; neighbours' amenity; highway matters; and other matters including ecology and sustainability.

### **Principle**

The principle for this residential development has already been established under planning application W/12/0179 and W/12/0569 for the redevelopment of the public house site and erection of seven dwellings. The approved layout remains the same and changes relate to the inclusion of a first floor flat to be located over the site's vehicular access. The flat will provide an acceptable living accommodation and provides a greater choice of house type on the development site and a more efficient use of urban land.

Planning application W/12/0967, submitted concurrently with this scheme, seeks to vary condition 2 imposed under W/12/0569 to substitute plans allowing minor layout alterations to include the ground floor supporting wall piers and stairwell access not included within the previously approved scheme. This application will therefore consider the design of the proposed flat and its impact upon the visual amenity of the streetscene, neighbours' amenity and highway safety.

### **Design/Streetscene**

The proposed flat will provide an acceptable design solution matching the architectural detailing of the approved dwellinghouses. The proposed flat will be well-proportioned and subordinate to the adjoining dwellinghouses, linking appropriately into the approved scheme and providing a continuous frontage across the development plot. The flank wall of the flat will be in closer proximity to the terrace development to the west, accentuating the step between properties, however the streetscene is not uniform and the northern side of the highway has an already varied building line. The proposed flat is not therefore considered to appear as a prominent or obtrusive addition within the streetscene.

In terms of the proposed extension to No.36 the forward projecting cat-slide roof introduces a new design solution, however this forms part of a package of improvements to the whole terrace block aimed to upgrade and enhance its visual appearance. The extension will sit adjacent to the flank wall of the proposed flat and will either be screened or viewed against this development and will not therefore appear obtrusive within the streetscene. The scheme is considered to provide an appropriate design solution that is not considered to impact upon the visual amenity of the streetscene.

A schedule of materials was submitted for the original scheme of seven properties to include appropriate welsh blue coloured roof slate and Hanson Worcestershire Red Multi facing brick with a blue engineering brick below damp proof course. The supporting documentation confirms that the proposed flat will be constructed of materials matching the agreed materials for the approved development, assisting the proposed development's assimilation into the streetscene. The plans confirm that the roof tiles on the cat-slide roof will match those on the existing dwellinghouse No.36 Vine Lane.

## **Residential amenity**

The original scheme for seven dwellings raised no issues in terms of impact upon light, outlook, privacy or amenity to the occupiers of surrounding properties. The proposed flat will be located forward of the building line formed by No.36-44 Vine Street and will breach the 45-degree sightline measured from the front, first floor bedroom window of No.36 by 2 metres. To overcome this issue a forward extension is proposed to No.36. It is therefore considered prudent to apply a condition to ensure that the flat and extension are constructed concurrently. Side-facing windows in the flank wall of No.36 Vine Lane relate to non-habitable garage, bathroom and hall/landing windows and the scheme is therefore unlikely to result in any significant impact upon the amenities of this closest neighbour.

The concerns of the adjoining resident on Green Lane regarding overlooking are noted. The separation distance between buildings will be 40 metres plus, well in excess of the minimum 27 metres typically sought within SPG and the proposal is not therefore considered to result in any significant impact upon the outlook, light or privacy of surrounding occupiers in accord with Warwick District Local Plan Policy DP2.

## **Highway matters**

The proposed flat will not affect approved parking provision or turning areas within the adjoining development site of seven dwellings and an acceptable access arrangement from the highway into the site will be retained. The County Highway Engineer has raised no objection to this element of the scheme.

In terms of parking provision the flat will have separate garage parking to the east of the application site, however there are concerns that the narrow access width is insufficient to provide a safe vehicular route, although the garage facility would still provide useful cycle/general storage to serve the flat. In addition the isolated garage location raises pedestrian safety and security concerns for future occupiers, particularly when using the unlit access on dark evenings or at night. The Highway Engineer has advised that the scheme could be considered acceptable in this particular location with zero off-street car parking if the proposal is altered to a one-bedroom flat. At the time of writing this report the amendment had been requested and Members will be updated on the amendments and the County Highway Engineer's subsequent comments at Planning Committee accordingly.

## **Renewable Energy**

The applicant has confirmed that the proposed flat (plot 8) will be fitted with a solar thermal hot water installation and high efficiency gas boiler, in line with existing plots 1-7, which have demonstrated that the renewable energy element accounts for 16% of energy used. As such, the proposals are considered to be in accordance with the Warwick District Local Plan Policy DP13 and Sustainable Buildings SPD.

## **Ecology**

The County Ecologist was previously satisfied with the ecology report and suggested a bat/nesting bird note. The public house building has since been

demolished and the site has been cleared and no further ecology issues are raised.

### **Open Space**

A condition will be imposed reflecting that under the previous application for the provision of and / or improvement of and / or maintenance of public open space within the catchment area of the site to ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13.

### **CONCLUSION/SUMMARY OF DECISION**

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.

### **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 in accordance with the details shown on the application form, site location plan and approved drawing(s) 12-07/PA2/100 B; 12-07/PA2/101 A; 12-07/PA2/102 A; 12-07/PA2/103 A; 12-07/PA2/104 A; 12-07/PA2/105 A, and specification contained therein, except as required by condition 3 below and 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 No development hereby permitted shall commence unless and until schemes and appropriate details have been submitted and approved in writing by the local planning authority to provide for:- the provision of and / or improvement of and / or maintenance of public open space within the catchment area of the site in accordance with Policy SC13 of the Warwick District Local Plan 1996 - 2011. The scheme shall be implemented in accordance with the approved details prior to the occupation of any of the dwellings hereby permitted, unless otherwise agreed in writing by the local planning authority. **REASON**: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.
- 4 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.

- 5 The first floor flat and forward extension to No.36 Vine Lane hereby approved shall be erected concurrently. **REASON:** Due to the position of the first floor flat forward of and adjacent to the boundary with No. 36 Vine Lane, planning permission would normally be refused due to the adverse impact on amenity that would result; this adverse impact will not exist if the forward extension approved at No.36 was carried out concurrently with the flat development in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.

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